

PLANNING COMMISSION

MEETING OF

APRIL 26, 2001

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

5:30 PM

COMMISSIONERS BRIEFING:

PRESENT:

Richard Truesdell - Vice Chairman
Michael Buckley
Hank Gordon
Byron Goynes
Stephen Quinn

EXCUSED:

Craig Galati - Chairman
Lanny Littlefield

STAFF PRESENT:

Robert Genzer - Planning & Development Dept.
John Koswan - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Kyle Walton - Planning & Development Dept.
Sean Robertson - Planning & Development Dept.
Rick Schroder - Public Works
Daphnee Legarza – Public Works
Bryan Scott - City Attorney's Office
Angela Crolli – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:32 P.M.

HOUSEKEEPING ITEMS:

Item No. A-3, TM-0015-01:

Mr. McCulloch said this item should be pulled off the Consent portion of the agenda and discussed separately. Daphnee Legarza, Public Works, added that the word "technical" should be deleted from Condition No. 11. Chris Glore, Planning and Development, said the road has already been built, so Condition No. 1 should be deleted.

Item No. A-4, TM-0016-01:

Mr. McCulloch continued by saying that staff would like to have this item held in abeyance to the May 24, 2001 Planning Commission meeting. It has been determined that a Minor Modification to the Iron Mountain Plan would need to be acted on before the Tentative Map.

Item No. B-3, DB-0004-01:

Mr. McCulloch requested this item be held in abeyance until the May 10, 2001 Planning Commission meeting, so the Commissioners can review it before action is taken.

Item No. B-17, Z-0018-01(1), Z-0109-97(1) and Z-0110-97(2):

Mr. McCulloch stated that staff would like to have this item held in abeyance until the May 10, 2001 Planning Commission meeting to work with the applicant on site plan revisions.

Item No. B-18, Z-0110-97(1):

Mr. McCulloch noted this item is in conjunction with Item Nos. B-15, B-16, and B-17 so it could be held in abeyance. Mr. Glore said the applicant is amenable to abeyance of Item No. B-17, but not B-18.

Item No. B-19, GPA-0009-01:

Mr. McCulloch said that on April 19, 2001 the applicant requested this item be held in abeyance to the May 24, 2001 Planning Commission meeting.

Item No. B-25, Z-0016-98(5), B-26, GPA-0012-01, B-27, Z-0022-01, and B-28, Z-0022-01(1):

Mr. McCulloch said that on April 23, 2001 the applicant requested these items be held in abeyance until the May 24, 2001 Planning Commission meeting. The applicant missed the deadline for the mandatory neighborhood meeting.

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ACTION

COMMISSIONERS BRIEFING:

Item No. B-32, GPA-0015-01, B-33, Z-0026-01, and B-34, Z-0026-01(1):

Mr. McCulloch noted that on April 24, 2001 the applicant requested these items be withdrawn from the agenda.

Item No. B-35, Z-0019-01:

Mr. McCulloch advised that staff is requesting this item be held in abeyance until the May 10, 2001 Planning Commission meeting to work out some site plan concerns.

Item No. B-37, Z-0021-01(1):

Mr. Glore said staff is requesting this item be held in abeyance to the May 24, 2001 Planning Commission meeting because of site design issues. Staff has met with the applicant.

Item No. B-38, V-0024-01, and B-39, Z-0074-97(1):

Mr. McCulloch noted that staff would like to have these items held in abeyance until the May 24, 2001 Planning Commission meeting to apply for a modification to the Rio Vista Plan.

Item No. B-40, V-0025-01:

Mr. McCulloch said that on April 20, 2001 the applicant requested this item be held in abeyance until the May 24, 2001 Planning Commission meeting because the applicant is hospitalized and cannot attend the meeting.

Item No. B-47, VAC-0005-01:

Mr. McCulloch stated that staff would like to have this item held in abeyance until the May 24, 2001 Planning Commission meeting to properly notify it. Mr. Glore added that the legal description was incorrect.

Item No. D-1, TA-0008-01:

Mr. McCulloch said this item should be stricken as it is unnecessary.

Item No. B-6, V-0013-01:

Mr. McCulloch pointed out that staff will be recommending denial of the Variance to expand a non-conforming building and requesting that the illegally constructed addition be torn down. The applicant did not obtain any permits.

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ACTION

COMMISSIONERS BRIEFING:

Item No. B-22, Z-0016-98(4), B-23, GPA-0011-01, and B-24, Z-0025-01:

Mr. McCulloch noted that staff is recommending denial of this Major Modification General Plan Amendment and Rezoning based on the degradation of the overall Iron Mountain Ranch Plan. If the Major Modification is denied, then the General Plan Amendment can still be approved.

Item No. B-29, GPA-0013-01, and B-30, Z-0023-01:

Mr. McCulloch advised that staff is recommending denial of this General Plan Amendment and Rezoning based on the incompatibility of the proposed density. Daphnee Legarza said one of the issues is access.

Item No. B-44, U-0045-01:

Mr. McCulloch said that staff is recommending denial of the Site Development Plan Review based on the size of the structure, lack of adequate access, and the phasing of the project. However, staff is recommending approval of the Special Use Permit. Some of the issues are that this proposal is too large, there is no proper access, etc. The social hall will hold church services until the church is built.

Mr. McCulloch adjourned the Briefing at 5:50 P.M.

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ITEM

ACTION

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:04 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati,	Present (Arrived 7:52 PM)
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley -	Present
Hank Gordon	Present
Byron Goynes	Present (Excused 11:34)
Lanny Littlefield	Excused
Stephen Quinn	Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the March 22, 2001 Planning Commission meeting.

VICE CHAIRMAN TRUESDELL called the meeting to order at 6:04 P.M. He announced that students from the UNLV School of Architecture will join the Commissioners for a portion of the meeting.

STAFF PRESENT:

Robert Genzer, Director,
Planning and Development Department
John Koswan, Planning Manager,
Planning and Development Department
Chris Glore, Planning Supervisor,
Planning and Development Department
Chris Knight, Manager,
Planning and Development Department
Joel McCulloch, Senior Planner,
Planning and Development Department
Sean Robertson, Planner II,
Planning and Development Department
Kyle Walton, Planner II,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Rick Schroder, Project Engineer,
Public Works
Daphnee Legarza, Project Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Angela Crolli, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. GLORE announced this meeting is in compliance with the Open Meeting Law.

**Buckley -
APPROVED
Unanimous
(Galati and Littlefield excused)**

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ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

VICE CHAIRMAN TRUESDELL indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

VICE CHAIRMAN TRUESDELL read the statement on the order of the items and limitations on persons wishing to be heard on an item.

VICE CHAIRMAN TRUESDELL noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

VICE CHAIRMAN TRUESDELL stated the Consent items may be discussed if a Commission Member or Applicant so desires.

A-1.

TM-0013-01 - ELKHORN/ LEON II - CONCORDIA HOMES NEVADA, INC.

Request for a Tentative Map for 27 single family residential lots on 9.69 acres located at the northwest corner of the intersection of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-PD 3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Zoning Application (Z-0069-99) and the Site Development Plan Review [Z-0069-99(2)].

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

This is final action.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

TM-0013-01 - ELKHORN/ LEON II -
CONCORDIA HOMES NEVADA, INC.

APPROVED

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

8. Site development to comply with all applicable Conditions of Approval for Z-69-99, the approved Traffic Impact Analysis and all subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-2.

TM-0014-01 - MONTECITO EAST (A COMMERCIAL SUBDIVISION) - MONTECITO COMPANIES, LIMITED LIABILITY COMPANY

Request for a Tentative Map for three lots on 30.82 acres on the west side of Tenaya Way, and on the south and north sides of Azure Drive, TC (Town Center) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development is subject to the conditions of City departments and State Subdivision Statutes.

3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

4. Dedicate additional right-of-way to terminate Ranch House Road in a cul-de-sac meeting current City Standards. A vacation to vacate portions of Ranch House Road north of this termination will be required once an alternate north/south connection to Azure Drive is in place.

5. Submit and record a Vacation application to vacate portions of rights-of-way in conflict with this Tentative Map, such as the portion of Exotic Bloom Drive prior to the recordation of a final map.

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

This is final action.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

**TM-0014-01 - MONTECITO EAST (A
COMMERCIAL SUBDIVISION) - MONTECITO
COMPANIES, LIMITED LIABILITY COMPANY**

APPROVED

6. Provide a plan showing how the portion of right-of-way not required for the termination of Monte Cristo Way will be incorporated into this development, the surrounding development or otherwise maintained so as not to become an unmaintained "no-man's land prior to the recordation of a Final Map.

7. Provide a plan showing how the portion of vacated right-of-way not required for the termination of Exotic Bloom Drive will be incorporated into this development, the surrounding development or otherwise maintained so as not to become an unmaintained "no-man's land. If the vacated portion of Exotic Bloom Drive is incorporated into this development provide proof that the adjacent property owner to the east APN#125-27-221-038 has relinquished their interest in the vacated right-of-way prior to the recordation of a Final Map.

8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

i) Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.

ii) Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

iii) Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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ITEM

ACTION

**TM-0014-01 - MONTECITO EAST (A
COMMERCIAL SUBDIVISION) - MONTECITO
COMPANIES, LIMITED LIABILITY COMPANY**

APPROVED

9. A Master Streetlight plan for the overall subdivision shall be submitted and approved prior to the submittal of any construction drawings for this site.

10. Site development to comply with all applicable Conditions of Approval for Z-76-98(20) and all other subsequent site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-3.

**TM-0015-01 - CENTENNIAL HILLS CENTER
(A COMMERCIAL SUBDIVISION) - JIM
MARSH AMERICAN CORPORATION**

Request for a Tentative Map for one lot on 27.29 acres on the southwest corner of the intersection of Centennial Parkway and Durango Drive, TC (Town Center) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Durango Drive and Centennial Parkway must comply with the Town Center Design Standards. Accordingly, Durango Drive shall be constructed to meet the Town Center parkway standards and Centennial Parkway shall be constructed to meet the Town Center arterial street standards.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [SD-0011-00] and the Town Center Development Standards.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 DELETED AND THE WORD "TECHNICAL" DELETED FROM CONDITION NO. 11.

Motion carried with Truesdell abstaining because the applicant is a client of his architectural firm. (Galati and Littlefield excused)

CHRIS GLORE, Planning and Development, stated that the applicant has requested Condition No. 1 be deleted as it is no longer necessary since the road infrastructure is in place.

DAPHNEE LEGARZA, Public Works, explained that in Condition No. 11 the applicant is requesting the word "technical" be removed from the condition.

ALENA ARELLANO, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared to represent the applicant. She requested Condition No. 7 be deleted and the word "technical" be removed from Condition No. 11.

MS. LEGARZA explained that Condition No. 7 on the Draft Report was removed prior to this meeting.

This is final action.

(6:32 - 6:35) 1 - 910

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ITEM

ACTION

TM-0015-01 - CENTENNIAL HILLS CENTER
(A COMMERCIAL SUBDIVISION) - JIM
MARSH AMERICAN CORPORATION

APPROVED

Public Works

7. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development.

8. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

9. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

i) Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.

ii) Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

iii) Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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ITEM

ACTION

TM-0015-01 - CENTENNIAL HILLS CENTER
(A COMMERCIAL SUBDIVISION) - JIM
MARSH AMERICAN CORPORATION

APPROVED

10. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Tentative Map.

11. An update to the previously approved Drainage Plan and Technical Drainage Study for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

12. Site development to comply with all applicable Conditions of Approval for Site Development Plan Review SD-20-99, the approved Traffic Impact Analysis and all other site-related actions.

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ITEM

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TM-0015-01 - CENTENNIAL HILLS CENTER
(A COMMERCIAL SUBDIVISION) - JIM
MARSH AMERICAN CORPORATION

APPROVED

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-4.

**TM-0016-01 - IRON MOUNTAIN RANCH
VILLAGE 1-A - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY
CORPORATION**

Request for a Tentative Map for 65 lots on 18.63 acres at the southwest corner of the intersection of Grand Teton Drive and the Bradley Road alignment, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING TO BE REVIEWED CONCURRENTLY WITH A RELATED REQUIRED MINOR MODIFICATION REQUEST

Buckley -

ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (To be reviewed concurrently with a related required Minor Modification request). (Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be held in abeyance to the May 24, 2001 Planning Commission meeting. It was determined that a minor modification to the Iron Mountain Plan needs to be acted upon before the Tentative Map.

BRYAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He requested this item be held to the May 24, 2001 meeting.

NOTE: ROBERT GENZER, Planning and Development, added that he has not been involved in the recommendation process for this item because persons involved in this project are partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

(6:09 - 6:10) 1 - 160

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ITEM

ACTION

A-5.

**TM-0017-01 - CENTENNIAL POINT -
STANPARK CONSTRUCTION COMPANY**

Request for a Tentative Map for 266 lots on approximately 40 acres on the north side of Grand Teton Drive, between Grand Canyon Drive on the west and Tee Pee Lane on the east, R-E (Residence Estates) under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Zoning Application (Z-0093-00), the Site Development Plan Review [Z-0093-00(1)] and all the subsequent site-related actions.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

This is final action.

(6:26 - 6:32) 1 - 710

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

TM-0017-01 - CENTENNIAL POINT -
STANPARK CONSTRUCTION COMPANY

APPROVED

Public Works

6. Vacation Application VAC-5-01 must record prior to the recordation of a Final Map for this site.

7. Site development to comply with all applicable Conditions of Approval for Z-93-00, Z-93-00(1) and all subsequent site-related actions.

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-6.

**Z-0001-99(2) - BECKER TRUST COMPANY,
LAS VEGAS DUNES, INC. AND HUGO R.
PAULSON**

Request for an Extension of Time on an approved Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 189.2 acres on the east and west sides of the Durango Drive alignment, between the Moccasin Road and Log Cabin Way alignments (APN's: 125-04-001-001, 002, 003, 005, 006, 007, and 125-05-604-014), PROPOSED USE: 470-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. A two-year time limit from the date of City Council approval.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to all applicable Conditions of Approval of Z-0001-99, Z-0001-99(1) and all subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be heard by the City Council on June 6, 2001.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

A-7.

Z-0009-99(2) - LAS VEGAS DUNES, INC.

Request for an Extension of Time on an approved Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) for 40.0 acres adjacent to the north side of the Log Cabin Way alignment, approximately 2,700 feet east of Durango Drive (APN: 125-04-001-008), PROPOSED USE: 112-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A two-year time limit from the date of City Council approval.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. Conformance to all applicable Conditions of Approval of Z-0009-99, Z-0009-99(1), and all subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be heard by the City Council on June 6, 2001.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

A-8.

A-0025-99(A) - CITY OF LAS VEGAS

Petition to Annex property containing approximately 5 acres of land, generally located at the intersection of the northwest corner of Iron Mountain Road and Hualapai Way (APN: 126-01-801-019), Ward 4, (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be forwarded to the City Council in Ordinance form.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

A-9.

A-0021-01(A) - CITY OF LAS VEGAS

Petition to Annex property containing approximately 1.70 acres generally located at the southwest of the intersection of Rainbow Boulevard and Lone Mountain Road (APN's: 138-03-510-003 and 007), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be forwarded to the City Council in Ordinance form.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

A-10.

A-0022-01(A) - ANGEL MEDINA, ET AL

Petition to Annex property containing approximately 0.68 acre located on the north side of Vegas Drive, approximately 735 feet east of Michael Way (APN: 138-24-801-027), Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -

APPROVED ITEM NOS. A-1, A-2, AND A-5 THROUGH A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item No. A-6 inasmuch as the applicant is a client of his law firm, Gordon abstaining on Item No. A-4 inasmuch as the applicant is represented by the same law firm that represents his firm on land use issues, and Truesdell abstaining on Item No. A-3 inasmuch as his firm is currently doing business with the applicant. (Galati and Littlefield excused)

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with Item Nos. A-5, A-6 and A-7 inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be forwarded to the City Council in Ordinance form.

(6:26 - 6:32) 1 - 710

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ITEM

ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - DB-0001-01 - CITY OF LAS VEGAS

Discussion and possible action on a Housing Element pursuant to NRS 278.150 and 160 to be adopted as a component of the 2020 Master Plan.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL

**Gordon -
APPROVED
Unanimous
(Galati and Littlefield excused)**

CHRIS KNIGHT, Planning and Development, stated this item was presented at the last Planning Commission meeting. It was abeyed in order to get the agenda heading correct. The Housing Element is intended to insure through the HUD Consolidated Plan, which is considered part of the Housing Element, that the City is in compliance with State Statute and to insure that housing related policies of the Las Vegas 2020 Master Plan are further refined and linked to future actions of the City.

The Housing Element complies with the 2020 Master Plan capstone document, HUD Consolidated Plan, Regional Plan adopted by the Southern Nevada Regional Planning Coalition, and with the City of Las Vegas Strategic Plan.

He recommended the Housing Plan be adopted and incorporated into the 2020 Master Plan.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:35 - 6:37) 1 - 1050

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ITEM

ACTION

B-2.

ABEYANCE - DB-0002-01 - CITY OF LAS VEGAS

Discussion and possible action on a Population Element pursuant to NRS 278.150 and 160 to be adopted as a component of the 2020 Master Plan.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

**Gordon -
APPROVED
Unanimous
(Galati and Littlefield excused)**

CHRIS KNIGHT, Planning and Development, stated the Population Element was presented at the last Planning Commission meeting and was abeyed in order to get the agenda heading correct. The Population Element satisfies the requirements of the State Statutes and provides general background information for the Master Plan policy document. It complies with the capstone document and State Statutes in that the City is required to make an estimate of the total population, which the natural resources of the City, County, or region support on a continuing basis without unreasonable impairment.

Staff has evaluated the various utility interests and natural resources of the City and project that the eventual buildout, 2020 population, of nearly 700,000 will be supported by natural resources. It complies with State Statutes and the Southern Nevada Regional Policy Plan adopted by the Southern Nevada Regional Planning Coalition.

Staff recommended adoption of the Population Element.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:37 - 6:39) 1 - 1120

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ITEM

ACTION

B-3.

DB-0004-01 - CITY OF LAS VEGAS

Discussion and Possible Action on a Public Safety Element Pursuant to NRS 278.150 and 160 to be adopted as a Component of the 2020 Master Plan.

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 20, 2001 PLANNING COMMISSION MEETING

Gordon -

ABEYANCE TO THE MAY 10, 2001 PLANNING COMMISSION MEETING.

Unanimous

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance until the May 10, 2001 Planning Commission meeting so the Commissioners can review this item.

To be heard by the Planning Commission on May 10, 2001.

(6:10 - 6:12) 1 - 200

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-4.

ABEYANCE - RENOTIFICATION - GPA-0030-00 - HOWARD HUGHES CORPORATION

Request to Amend a portion of the Southeast Sector of the General Plan FROM: GC (General Commercial) TO: M (Medium Density Residential) on 15.3 acres approximately 320 feet west of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-003), Ward 5 (Weekly).

NOTICES MAILED 292 [Mailed with GPA-0030-00 4/26/01 PC]
292 [Mailed with GPA-0030-00 and U-0176-00 10/26/00 PC]

APPROVALS 0

PROTESTS 39 [4/26/01 PC]
176 [3 Within
Notification, 172
Petition, 1 Phone
10/26/00 PC]
4 Speakers

STAFF RECOMMENDATION: APPROVAL

FINAL MOTION:

Goynes -
DUE TO THE LACK OF A SUPER MAJORITY, THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL WITH A DENIAL RECOMMENDATION.

Motion carried with Truesdell and Goynes voting YES, Quinn voting NO, and Buckley abstaining inasmuch as the applicant is a client of his law firm, and Gordon abstaining inasmuch as the law firm that represents this application is also the firm that handles the land use issues for his business.

(Galati and Littlefield excused)

FIRST MOTION:

Quinn -

DENIED

Motion did not carry with Truesdell and Goynes voting NO, Quinn voting YES, and Buckley abstaining inasmuch as the applicant is a client of his law firm, and Gordon abstaining inasmuch as the law firm that represents this application is also the firm that handles the land use issues for his business.

(Galati and Littlefield excused)

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that this General Plan Amendment will require a super majority in order for it to be approved, so with two abstentions and two excused, there would not be a super majority, so it would be forwarded to the City Council with a Denial or no recommendation.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He requested this item be heard at this meeting even though there is not a super-majority.

ROBERT GENZER, Director, Planning and Development, stated that if testimony will be taken on these items that Staff Reports will have to be presented, as well as the applicant's representative to state his case.

PLANNING COMMISSION

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ITEM

ACTION

**ABEYANCE - RENOTIFICATION - GPA-
0030-00 - HOWARD HUGHES
CORPORATION**

SEAN ROBERTSON, Planning and Development, stated that this application originally came before the Planning Commission as a request for high density residential, which was held in abeyance indefinitely. This request is to amend a portion of the Southeast Sector Plan from GC (General Commercial) to M (Medium Density Residential). General Commercial uses can now be permitted on the entire parcel. The General Plan encourages buffer areas between commercial uses and single family dwellings. This request supports the General Plan by providing a development of multi-family residential as a buffer between the commercial uses on Rancho and the residences to the west.

The Las Vegas 2020 Master Plan identifies this area as an urban hub, which is to be characterized by a mix of uses at the intersection of primary roads and stresses the need for housing.

This request provides for added density in the appropriate context necessary to achieve that goal. Staff recommended approval.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

PROTESTANTS:

SCOTT LEWANDOWSKI, 4212 Sawyer Avenue

RUTH LAVIN, 4236 Coran Lane

BETTY GRIPENTOGG, 1990 North Valley Drive

HAZEL SPENCER, 1963 North Valley Drive

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

ROBERT GENZER, Director, Planning and Development, pointed out that a motion for approval could be made at this meeting, but this application would go to the City Council as a denial because it fails to have a super majority vote.

NOTE: See Item No. B-5 for related discussion.

To be heard by the City Council on June 6, 2001.

(6:40 and 7:09) 1 - 1237

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-5.

ABEYANCE - RENOTIFICATION - Z-0096-00 **- HOWARD HUGHES CORPORATION**

Request for a Rezoning FROM: C-2 (General Commercial) TO: R-3 (Apartments) on 15.3 acres located approximately 320 feet west of Rancho Drive, between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-003), PROPOSED USE: APARTMENTS, Ward 5 (Weekly).

NOTICES MAILED 292 [Mailed with GPA-0030-00 4/26/01 PC]
292 [Mailed with GPA-0030-00 and U-0176-00 10/26/00 PC]

APPROVALS 0

PROTESTS 39 [4/26/01 PC]
176 [3 Within Notification, 172
Petition, 1 Phone
10/26/00 PC]
4 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements, including the full-width driveway access servicing the proposed apartments, on Rancho Drive adjacent to this site concurrent with the first phase of development of this site and construct half-street improvements on Coran Lane concurrent with development of this site.

FINAL MOTION:

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Truesdell and Goynes voting YES, Quinn voting NO, and Buckley abstaining inasmuch as the applicant is a client of his law firm, and Gordon abstaining inasmuch as the law firm that represents this application is also the firm that handles the land use issues for his business.

(Galati and Littlefield excused)

FIRST MOTION:

Quinn -

DENIED

Motion did not carry with Truesdell and Goynes voting NO, Quinn voting YES, and Buckley abstaining inasmuch as the applicant is a client of his law firm, and Gordon abstaining inasmuch as the law firm that represents this application is also the firm that handles the land use issues for his business.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff finds the proposed apartments will create an effective buffer between the single-family homes to the west and the potential high intensity commercial uses along Rancho Drive. Through the proper use of setbacks and landscaping the buffering will be further enhanced. In addition, the Texas and Fiesta Casinos are directly across the street and can provide an employment center for the future residents of these apartments. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They met with the neighbors who live on Coran and Catalpa. They are willing to meet with the neighbors again between this meeting and the City Council hearing since they have made revisions to the site plan with respect to lowering the density and changing the concept from a daily/weekly/monthly rental to a monthly rental for apartments/condominiums.

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ITEM

ACTION

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0096-00 **- HOWARD HUGHES CORPORATION**

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site.

6. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. A Traffic Impact Analysis, including an Access Analysis for the proposed apartment complex to determine the adequacy of the two proposed driveways servicing 248 units, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This project consists of 24 acres. They are requesting a mixed-use development. Originally they came in with an R-4 request for high density, but it was changed. At that point they met with the neighbors and were showing two and three story buildings and closer setbacks. They were proposing a place like the Budget Suites. This is a proposal for medium density on 15 acres with a zone change to R-3.

Some of the changes are that the setbacks have been increased from the residential development, and the buildings oriented to be facing each other instead of facing into the single-family residential development.

This is an infill piece of property. The best use of this property is mixed use: multi-family residential and commercial. This property has a Master Plan of General Commercial and is zoned C-2. They could come in with a car dealership, RV sales, boat sales, etc. that would not be appropriate adjacent to single family residential.

Across the street is the Texas Station and Fiesta Hotel/Casino. This will be able to support the people who work in the casino industry to live close to where they are employed.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

SCOTT LEWANDOWSKI, 4212 Sawyer Avenue, appeared in protest. He was concerned about crime, graffiti and property values. The density is too high so this project will impact the area. There are enough apartments in the area for the employees of the casinos.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0096-00 **- HOWARD HUGHES CORPORATION**

contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a map further subdividing this site or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

RUTH LAVIN, 4236 Coran Lane, appeared in protest. She was concerned about an increase in crime and decreased property values. They need to work more with the neighbors. The traffic and congestion is very bad already. Rancho Drive cannot be widened. The intersection at Coran and Rancho has a lot of accidents.

BETTY GRIPENTOGG, 1990 North Valley Drive, appeared in protest. There are no sidewalks in the area. An increase in density brings an increase in crime.

HAZEL SPENCER, 1963 North Valley Drive, appeared in protest. There are no sidewalks or lighting in the area. When Budget Suites came into the area there was an increase in drug activity.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

ATTORNEY GRONAUER appeared in rebuttal. There will be an entrance onto Rancho Drive. They do not want to have any access onto Coran Lane. The developer is the one that developed The Villas. These are going to originally come in as apartments, but each unit will be separately mapped out for a for-sale of each unit. There will be a homeowners association to maintain the landscaping. They intend to make it a gated community. This is not a Budget Suites type of project.

COMMISSIONER GOYNES asked the distance between the residents property and back wall. ATTORNEY GRONAUER answered that it is proposed for 10 feet. They will be coming back with a Site Plan Review.

COMMISSIONER QUINN was concerned that if the units cannot be sold this could depreciate the entire neighborhood.

NOTE: See Item No. B-4 for related discussion.

To be heard by the City Council on June 6, 2001.

(6:40 and 7:09) 1 - 1237

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0096-00
- HOWARD HUGHES CORPORATION

APPROVED

10. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

11. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-6.

ABEYANCE - RENOTIFICATION - V-0013-01 **- YEN LE MIKELIS**

Request for a Variance TO ALLOW FOR THE EXPANSION OF A NON-CONFORMING BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 133 [4/26/01 PC]
 133 [Mailed with SD-
 0010-01 3/22/01 PC]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If
Approved, subject to:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

Gordon -
DENIED

Motion carried with Quinn voting NO.
(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated there are no unique or extraordinary circumstances associated with this site and finds that the applicant has created a self-imposed hardship by attempting to over utilize the site by expansion of the existing commercial center. The applicant has already constructed the addition without benefit of a building permit, so it should be removed. Staff recommended denial.

JOON ANDRESS, 5125 West Ogden Avenue, appeared to represent the owners, YEN LE MIKELIS and CORINA MIKELIS. CORINA MIKELIS explained that they are attempting to enclose the entire building because there are a lot of homeless individuals in the area. The storage unit was already constructed when they purchased the building.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. They do not have any building permits. There is insufficient parking. They should have taken down the old shed to provide for more parking. In addition, the landscaping is inadequate.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

COMMISSIONER BUCKLEY asked what is illegal about this application. MR. McCULLOCH replied that it is the setbacks.

CORINA MIKELIS explained that they are trying to bring this property up to code.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - V-0013-01
- YEN LE MIKELIS

COMMISSIONER QUINN asked if the City has received any complaints concerning this property and how long the building has been in this condition with the existing storage area. MR. McCULLOCH said this property was cited, which is how the Planning and Development Department became aware of this situation.

CORINA MIKELIS said this shed has been in existence for approximately a year and a half. They had permits for the walls, but had contractor problems. The shed is only being used for storage. It does not have a restroom and kitchen. However, they have a jewelry store on the premises.

This is final action.

(7:09 - 7:18) 1 - 2390

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ITEM	ACTION
<p>B-7.</p> <p><u>ABEYANCE - U-0182-00 - CRAIG MARKETPLACE LIMITED LIABILITY COMPANY</u></p> <p>Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN located approximately 650 feet south of Craig Road and 650 feet east of Tenaya Way (APN: 138-03-701-020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).</p> <p><u>NOTICES MAILED</u> 467 [3/22/01 PC 467 [2/22/01 PC]</p> <p><u>APPROVALS</u> 0 [3/22/01 PC] 0 [2/22/01 PC]</p> <p><u>PROTESTS</u> 2 [3/22/01 PC] 1 [2/22/01 PC] 3 Speakers</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <p><u>Planning and Development</u></p> <ol style="list-style-type: none"> 1. Submittal of a revised site plan for review by the Planning Commission indicating a twenty-foot rear yard setback or approval by the City Council of a Variance to reduce the rear yard setback. 2. Submittal of a revised landscape plan for review by the Planning Commission depicting an eight foot wide landscape planter along the south property line with 24-inch box tree placed 30-feet on center, unless a Variance for the rear yard setback is approved. 3. Conformance to the submitted elevations. 4. Submittal of a revised site plan indicating pedestrian access to the "not a part" parcel to the south. 5. Approval of this Special Use Permit does not constitute approval of a liquor license. 	<p>Goynes - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and the owner of the property is a partner of his firm in numerous projects, and Truesdell abstaining because this is adjacent to property that he is involved with in negotiations. (Galati and Littlefield excused)</p> <p>JOEL McCULLOCH, Planning and Development, stated that a tavern is allowed in a C-1 zoning district with the approval of a Special Use Permit. Further, staff finds that a tavern must not be within 1500 feet of any protected use such as schools, churches, parks, etc. This site is not located within 1500 feet of any of the aforementioned uses. A tavern will be appropriately buffered from the single-family uses to the south with the construction of the office complex in-between. There is a condition requiring a Variance for the south property line setback or the moving of the building to meet Title 19A requirements for setbacks. Staff recommended approval, subject to the conditions.</p> <p>ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Timbers Hospitality Group. This location is on the southeast corner of Craig and Tenaya. US95 is on the east side of this property. This tavern will be located on Pad 7. It is a commercial shopping center with Albertson's as the anchor tenant. There is over 150,000 square feet of retail/commercial on this property. The property on the south side of this project has been approved for a 50,000 square foot office complex. This tavern will not have any detrimental impact to the residential neighbors.</p> <p>COMMISSIONER BUCKLEY declared the Public Hearing open.</p> <p>GLADYS FEINN, Northwest Citizens Association, appeared in protest. She asked about a small park that had been proposed for this area and also asked how the patrons will be getting to this tavern.</p> <p>PAT DAVIS appeared in protest. This will bring in elements that will destroy this neighborhood. There is Ruth Duskin School in the immediate area and this will bring in persons that could present a problem for the children. She moved into the area because it was residential.</p>

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ITEM

ACTION

**ABEYANCE - U-0182-00 - CRAIG
MARKETPLACE LIMITED LIABILITY
COMPANY**

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

8. All City Code Requirements and all City departments' design standards shall be met.

9. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

10. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Public Works

13. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

CONAN FEINN, Northwest Citizens Association, appeared in protest. The only access is 650 feet away from streets through a shopping center.

COMMISSIONER BUCKLEY declared the Public Hearing closed.

ATTORNEY GRONAUER appeared in rebuttal. He pointed to a triangular piece of property that is in Clark County. That property was zoned and a billboard placed on it several years ago. There was a condition that there was supposed to be a park but that condition was removed about six or seven months ago by the County Commissioners because the amount of acreage is not adequate for a park. That piece of land was returned to the property owner. Subsequent to that action that property went into escrow by the commercial developer.

COMMISSIONER GOYNES noted that this is a commercial corridor. He proceeded to make a motion for approval, subject to the conditions.

To be heard by the City Council on June 6, 2001.

(7:18 - 7:32) 1 - 2853

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ITEM

ACTION

**ABEYANCE - U-0182-00 - CRAIG
MARKETPLACE LIMITED LIABILITY
COMPANY**

APPROVED

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

15. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-71-99, the Craig and Tenaya (Commercial Subdivision) and all other subsequent site-related actions.

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ITEM

ACTION

B-8.

**ABEYANCE - U-0035-01 - MISSION
SPRINGS PROPERTIES ON BEHALF OF
CINGULAR WIRELESS**

Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 100 South Maryland Parkway (APN: 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 108

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVED, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code requirements and all City departments' design standards shall be met.
3. The submitted elevations shall be revised to depict a decorative block wall with no barbed wire surrounding all mechanical equipment.
4. The monopole shall be painted desert tan to be compatible with other buildings on the site.
5. The gates for the enclosure shall be either wrought iron or chain-link with colors that match the decorative block wall.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Buckley abstaining inasmuch as Cingular Wireless is a client of his law firm.
(Galati and Littlefield excused)

CHRIS GLORE, Planning and Development, stated that on March 26, 2001 the Planning Commission voted to hold this application in abeyance. Subsequent to that meeting, the applicant submitted revised elevations depicting a more favorable slimline design for the monopole. Additionally, the associated mechanical equipment is now proposed to be screened from view by a solid block wall rather than the previously proposed chain link fence. The submitted plans indicate that three strands of barbed wire will be placed on top of the block wall. Staff feels the barbed wire is inappropriate and would hinder further developments on this property and adjacent sites. Standard gray block walls will not create the same aesthetic appeal as would decorative block walls. Staff recommended the monopole be compatible with the surrounding buildings. There is a condition that the wall be constructed of decorative block and that barbed wire not be allowed on top of the wall. Staff recommended approval, subject to the conditions.

DAVE YATES, WFI, 1211 Town Center Drive, Suite #100, appeared to represent this application.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

COMMISSIONER QUINN asked if this monopole is equipped for co-location. MR. YATES replied that it is set for co-location.

To be heard by the City Council on June 6, 2001.

(7:32 - 7:35) 1 - 3620

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ITEM

ACTION

**ABEYANCE - U-0035-01 - MISSION
SPRINGS PROPERTIES ON BEHALF OF
CINGULAR WIRELESS**

Public Works

6. Dedicate 25-foot radii on the southwest corner of Fremont Street and Maryland Parkway, on the southeast corner of Fremont Street and 11th Street and on the northeast corner of 11th Street and Carson Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for the preparation of the required legal documents. This condition shall not be enforced if the applicant can demonstrate existing private improvements within the areas to be dedicated.

APPROVED

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ITEM

ACTION

B-9.

ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 140 LOT SINGLE-FAMILY SUBDIVISION on 35.32 acres at the northeast corner of Iron Mountain Road and Fort Apache Road (APN's: 125-05-401-001, 125-05-402-001, 125-05-403-001, and 125-05-404-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 95

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVED, subject to:

Planning and Development

1. Submit a revised site plan for staff review depicting the removal of the crash gate between the westerly 20 acres and the proposed large lots of this proposal.

2. This action constitutes approval of a deviation to the subdivision ordinance requirement of minimum 37-foot wide private streets, for the 220-foot section of street that is providing access from the property to the east to this site.

3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining inasmuch as Astoria Homes is a client of his law firm and Gordon abstaining inasmuch as the law firm that represents this application is also the firm that handles the land use issues for his business and Astoria Homes is a partner of his business in some other projects. (Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this parcel was originally included under Tentative Map No. TM-0007-99, which encompassed 80 acres and had a typical lot size of 9,200 square feet. The western 20 acres of this site has lot sizes that are approximately 4,675 square feet. However, the overall density of the entire 80 acres is still 3.45 units per acre, which is within the parameters for R-PD3 development. The entire 80 acres are linked with one internal street, which will be blocked by a crash gate. There is a condition requiring the crash gate to be removed. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Astoria Homes. Originally they came in with 80 acres for a planned development at 3.0 units PUD. This is the last phase of this development, which is adjacent to Iron Mountain Road and Fort Apache. They are proposing to add a different type of product into this development. They would like to keep the crash gate within the development because they are changing from a product that is already built to a different product line. This is still one full development of 80 acres where they meet the PUD requirements and intent of the PUD.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

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ACTION

ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY

4. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage, 14 feet for a side loaded garage, 5 feet on the sides, 10 feet on the corner side, and 15 feet in the rear.

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

8. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern, western and northern site boundaries.

LOUISE RUSKAMP, Northwest Network of Neighborhoods and Tule Springs Neighborhood, 8500 Log Cabin Way, appeared in protest. There have been several changes to this project. Every time there is a change there are smaller lots and more lots. Spring Mountain Ranch to the south is developed at 3.0 and 6.0 units per acre. Desert Rural is on the east side of El Capitan that is developed at a minimum of a half-acre. To the north there is RA property in the County, which allows one dwelling unit per acre because of the water restriction. There needs to be adequate buffering. She wondered why Astoria is bringing in a different product when their other products are selling very well. The neighbors have allowed Astoria Homes to place smaller lots on the west end of the project in order to have larger lots on the east end.

BRUCE HAMILTON, Tule Springs Community Association, 8524 Maggie Avenue, appeared in protest. He felt this is becoming two separate developments. Therefore, they do not qualify for averaging of the entire 80 acres than if a separate developer were to come in to build the same product on the same land. The applicant agreed to a particular density and minimum lot size and now they want to change the density and lot size.

TIM O'NEILL, Pine Meadows and Spring Mountain Ranch, appeared in protest. He was concerned about the density. They have worked to provide a density flow from the rural areas to the freeway from R-PD3 along the rural areas of El Capitan and O'Hare to the commercial C-2 zoning along US-95. Transition gains density at a slow pace so that there is the amount of people to support the commercial.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

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ITEM

ACTION

ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY

Public Works

9. Dedicate 40 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Iron Mountain Road, and 30 feet for O'Hare Avenue. Also, dedicate a 20-foot radius on the southeast corner of Fort Apache Road and O'Hare Avenue and a 54-foot radius on the northeast corner of Fort Apache Road and Iron Mountain Road. Alternatively, as allowed by the Master Plan of Streets and Highways as amended [MSH-1-97], on Fort Apache Road, El Capitan Way and Iron Mountain Road, the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easements" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required Sight Visibility Restriction Easements and appropriate corner radii shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.

10. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Iron Mountain Road, and O'Hare Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

ATTORNEY GRONAUER appeared in rebuttal. He was surprised that there are protestants since Astoria met with the residents. To the south is Spring Mountain Ranch which has a zoning averaging R-PD6. The Painted Desert development averages R-PD6 zoning. They would still like to keep the crash gate.

VICE CHAIRMAN TRUESDELL objected to the crash gate because it divides the two neighborhoods, but was in approval of the project.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with this application inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be heard by the City Council on June 6, 2001.

(7:35 - 7:52) 2 - 100

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ACTION

ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY

APPROVED

11. Extend public sewer to the western edge of this site in Iron Mountain Road and to the northern edge of this site in Fort Apache Road concurrent with development of this site. Also, provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. An update to the previously approved Traffic Impact Analysis including an access analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, the submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY

APPROVED

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, the submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

15. A Master Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

16. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

18. The final layout of this site shall be determined at the time of approval of the Tentative Map.

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ITEM

ACTION

B-10.

ABEYANCE - RENOTIFICATION - U-0147-99(1) - ONE BODY IN CHRIST CHURCH

Request for an Extension of Time and a Review of Condition #5 on an approved Special Use Permit WHICH REQUIRED PARKING LOT PERIMETER LANDSCAPING FOR AN OFF-SITE PARKING LOT AND A 2,806 SQUARE FOOT ADDITION TO AN EXISTING 2,289 SQUARE FOOT CHURCH (ONE BODY IN CHRIST) at 5300 and 5367 Jay Avenue (APN's: 138-12-710-042 and 048), R-E (Residence Estates) and C-2 (General Commercial) Zones, Ward 6 (Mack).

NOTICES MAILED 272

APPROVALS 2 Speakers
1 Letter

PROTESTS 2 [Phone]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. *Condition #5 shall be amended to read:*

"Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting: a minimum landscape planter width of eight feet adjacent to all property lines with the exception of the north property line of the church property, which is required to be 15 feet wide, and the south property line of the church property which is required to be zero feet. In addition, the landscaping required along the east property line of the church property, shall be waived for the length of the existing and planned structures."

2. This Extension of Time shall expire one year from the date of final approval.

3. Compliance with all other Conditions of Approval of the Special Use Permit (U-0147-99).

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this church is located on the south side of Jay Avenue. It would be appropriate to waive certain portions of Condition No. 5 based on the narrowness of the subject parcel. The landscaping along the southern property line should be waived as this area is needed for site drainage and is a turn-around area for fire trucks. In addition, only one driveway access along the east side of the building can be provided to the rear of the property. Therefore, there is not enough space to provide the driveway and the landscape planter. The landscape planter along the east property line should be eliminated from the front of the existing structure to the rear of the proposed expansion area.

Staff recommended approval of the Review of Condition #5 and would like to revise it to read as follows:

"Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting: a minimum landscape planter width of eight feet adjacent to all property lines with the exception of the north property line of the church property, which is required to be 15 feet wide, and the south property line of the church property which is required to be zero feet. In addition, the landscaping required along the east property line of the church property, shall be waived for the length of the existing and planned structures."

Also, staff recommended approval of the requested Extension of Time on the Special Use Permit.

PASTOR DON BURSE, One Body in Christ Church, 5367 Jay Avenue, appeared to represent the application. He concurred with the conditions.

KEN ERLINGER, Engineer, 4222 Pine Crest Circle East, referred to the revised Condition #5 where it states the landscaping along the east property line be removed along the area where there will be drainage, which is along the south side of the property. He wanted to clarify that the removal of the landscaping should be on the east and west sides.

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ACTION

ABEYANCE - RENOTIFICATION - U-0147-99(1) - ONE BODY IN CHRIST CHURCH

4. Application must be made for a Special Use Permit for the temporary classroom. If a Special Use Permit is not applied for and granted the structure must be removed from the site.

CHAIRMAN GALATI declared the Public Hearing open.

LORRAINE HEDGES, 6170 West Duncan, appeared in approval. The church has cleaned this property, but there is nothing but dirt and a modular bible study building at the back of the existing church. She and her mother-in-law, EDITH HEDGES, have been attending meetings in regard to this church and wondered how long this will continue.

CHAIRMAN GALATI responded that because of all the changes on this property they need an Extension of Time for one year so they can get their building permits pulled, etc.

EDITH HEDGES, 5345 Jay Avenue, appeared in approval. She has lived at that address since 1969. She wants the church to be built according to the plans with block walls on both sides of the property and a driveway in the back of her property for the Fire Department. The church block wall and driveways should be completed in one year because there is a lot of dust being generated from this property.

CHAIRMAN GALATI declared the Public Hearing closed.

PASTOR BURSE said they plan to commence construction in the next 30 to 60 days and complete it in less than 120 days.

NOTE: CHAIRMAN GALATI arrived at the meeting at 7:52 PM.

To be heard by the City Council on June 6, 2001.

(7:52 - 8:01) 1 - 650

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ITEM

ACTION

B-11.

ABEYANCE - V-0022-01 - JERALD D. AND DEBRA MALONE

Request for a Variance TO ALLOW A PROPOSED EIGHT FOOT HIGH BLOCK AND WROUGHT IRON WALL WHERE FOUR FEET WITH THE TOP TWO FEET (50%) OPEN IS THE MAXIMUM HEIGHT ALLOWED at 2329 Alta Drive (APN: 139-32-702-001), R-A (Ranch Acres) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 65

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The eight-foot block wall on Alta Drive shall be constructed of the same material and color as the block wall portion on Shetland Road.
2. If this Variance is not exercised within two (2) years after the approval by City Council, then this Variance shall be void unless an Extension of Time is granted.
3. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining because his parents live in the neighborhood.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that there are several locations in the area that have already constructed eight foot high walls. There is a condition requiring the proposed wall along Alta Drive to be constructed in the same manner as the wall along Shetland Road. Staff recommended approval, subject to the conditions.

JERALD D. MALONE, 2800 Palomino Lane, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN asked if this property will be developed for a house and not for storage of vehicles. MR. MALONE said this will be a 5,000 square foot per floor house with a full basement and two stories, which makes it approximately a 14,000 square foot house. The bank has approved the loan and most of the plans are completed. He sold his present house so he has to move into this house.

This is final action.

(8:01 - 8:05) 2 - 950

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ITEM

ACTION

ABEYANCE - V-0022-01 - JERALD D. AND DEBRA MALONE

Public Works

6. Dedicate an additional 10 feet of right-of-way adjacent to this site for Alta Drive and a 20 foot radius on the southeast corner of Alta Drive and Shetland Avenue prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

7. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

8. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Alta Drive and Shetland Avenue adjacent to this site prior to the issuance of any permits.

APPROVED

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ITEM

ACTION

B-12.

GPA-0007-01 - CITY OF LAS VEGAS

Request to Amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: PF (Public Facilities) on approximately 5.17 acres on the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), Ward 4 (Brown).

NOTICES MAILED 321 [Mailed with Z-0016-01 and Z-0016-01(1)]

APPROVALS 2 Speakers

PROTESTS 2 Speakers

Staff finds the request for a General Plan Amendment appropriate for the following reasons:

1. The application meets the requirements of 19A.18.030, section I of the City of Las Vegas Zoning Code regarding Subsections 1 through 4.
2. This location at Gilmore and Ft Apache will provide the response time coverage of Fire and Rescue services that are unavailable from the other stations because of distance.
3. The Fire Station will enhance the City's ability to protect the life safety of City residents.
4. The development will utilize an infill parcel.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

KYLE WALTON, Planning and Development, stated this request is appropriate for three reasons:

1. It is a use for an infill site, which is consistent with the 2020 Master Plan.
2. Another fire station in the area is consistent with the Public Facilities Plan of the 1992 Community Facilities Element of the General Plan.
3. The fire station will help to implement the three minute maximum response time standard set forth in the Fire and Rescue 2003 Plan and the final draft of the 2020 Master Plan.

Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets, appeared to represent the application.

SAM TOLMAN, City of Las Vegas, Architectural Services, appeared to represent the application. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

NEIL DEXTER, 3800 Diamond Ridge Street, appeared in approval. He was concerned about buffering, landscaping and noise. He was not aware this parcel would be developed as a fire station when he purchased his home

TODD FARLOW, 240 North 19th Street, appeared in approval. He asked what is being planned for the parcel that is indicated on the map as NOT A PART.

CHARLES BRAUN, 9101 Diamond Lake Avenue, appeared in protest. He was concerned this could present a hazard for the children in the area when the fire trucks come onto Gilmore Avenue in an emergency situation, particularly when they don't have their sirens on immediately. Big fire trucks will create a lot of noise on Gilmore Avenue. He would like to see this station moved into another neighborhood.

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GPA-0007-01 - CITY OF LAS VEGAS

SONG RHEE, 9164 Lawton Pine Avenue, appeared for his mother in protest. Gilmore Avenue is narrow and fire trucks will create a lot of noise, as well as a hazard to the children in the area. This fire state should be relocated.

CHAIRMAN GALATI declared the Public Hearing closed.

DAVID ROARK said it is not feasible to relocate the fire station to the Gowan/Durango park because that is already in the design stage. This fire station has already been voted on by the City Council. The City is only required to do street improvements adjacent to the property line on Fort Apache and Gilmore. They will construct curb, gutter and drainage on Gilmore, but not on Fort Apache to the horse ranch. However, they will put in pavement all the way down to take out the sawtooth. There will be a light put in at the intersection of Gilmore and Fort Apache along with an emergency light. The main route for the Fire Department will be going up to Alexander or down to Gowan. The only time the emergency vehicles will go down Gilmore is when there is a fire, etc. on Gilmore. Usually the fire stations are welcomed by the neighbors. They intend to make a small neighborhood park out of the area indicated NOT A PART. It will be built simultaneously with the fire station. They enlarged the notification area for the neighborhood meeting, but only 11 people were in attendance.

COMMISSIONER TRUESDELL asked about deleting the driveway on Gilmore.

SAM TOLMAN responded that they have eliminated the driveway on Gilmore so there will not be any access. The access will be on Fort Apache only.

NOTE: See Item Nos. B-13 and B-14 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:18 - 9:40) 2 - 3862

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ITEM

ACTION

B-13.

Z-0016-01 - CITY OF LAS VEGAS

Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 5.17 acres at the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), PROPOSED USE: FIRE STATION, Ward 4 (Brown).

NOTICES MAILED 321 [Mailed with GPA-0007-01 and Z-0016-01(1)]

APPROVALS 2 Speakers

PROTESTS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road, 30 feet for Gilmore Avenue and a 25 foot radius on the northwest corner of Fort Apache Road and Gilmore Avenue prior to the issuance of any permits.

4. Grant an appropriate ingress/egress easement to provide access to the exiting Las Vegas Valley Well Site at the northwest corner of this site if such easement does not already exist.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated that the Civic zoning will be consistent with the Public Facility General Plan designation. It will be compatible with adjacent residential uses and zoning districts surrounding the site if proper buffering measures are implemented. This will meet a need for public safety infrastructure in the area that has resulted from rapid population growth and new development. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets

SAM TOLMAN, City of Las Vegas, Architectural Services

NEIL DEXTER, 3800 Diamond Ridge Street

TODD FARLOW, 240 North 19th Street

CHARLES BRAUN, 9101 Diamond Lake Avenue

SONG RHEE, 9164 Lawton Pine Avenue

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-12 and B-14 for related discussion.

To be heard by the City Council on June 6, 2001.

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Z-0016-01 - CITY OF LAS VEGAS

APPROVED

5. Construct all incomplete half-street improvements on Fort Apache Road and Gilmore Avenue adjacent to this site, extending northward and westward respectively to tie into existing improvements along Fort Apache Road and Gilmore Avenue. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. A Traffic Impact Analysis, or other information acceptable to the Department of Public Works, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

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ITEM

ACTION

B-14.

Z-0016-01(1) - CITY OF LAS VEGAS

Request for a Site Development Plan Review FOR A PROPOSED 10,738 SQUARE FOOT FIRE STATION on approximately 5.17 acres located on the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), R-E (Residence Estates) Zone, [PROPOSED: C-V (Civic)], Ward 4 (Brown).

NOTICES MAILED 321 [Mailed with GPA-0007-01 and Z-0016-01]

APPROVALS 2 Speakers

PROTESTS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The site plan shall be revised to depict a minimum of two vehicle access driveways off Fort Apache Road, and no access driveways off Gilmore Avenue.
4. The site plan shall be revised to relocate the fuel pump to a location a minimum of 50 feet away from the adjacent residences.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 3 AMENDED TO READ: THE SITE PLAN SHALL BE REVISED TO DEPICT THE VEHICLE ACCESS DRIVEWAYS OUT TO FORT APACHE ROAD AND NO ACCESS DRIVEWAYS OFF OF GILMORE AVENUE.

**Unanimous
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated this site plan depicts an orderly layout of buildings and landscaping. There is a condition requiring enhanced buffering of residences to reduce noise levels and to improve aesthetics by amending the landscape plan to depict at least 36 inch box trees including a minimum of 50% evergreen spaced 20 feet on center within the planter adjacent to the west property line. There is also a condition limiting the use of sirens, outside speakers, radios and other alerting devices, and a condition imposing limitations on building and parking lot lighting to enhance compatibility between this use and the adjacent residential uses. Staff recommended approval, subject to the conditions with Condition No. 3 revised to read: The site plan shall be revised to depict the vehicle access driveways out to Fort Apache Road and no access driveways off of Gilmore Avenue.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets

SAM TOLMAN, City of Las Vegas, Architectural Services

NEIL DEXTER, 3800 Diamond Ridge Street

TODD FARLOW, 240 North 19th Street

CHARLES BRAUN, 9101 Diamond Lake Avenue

SONG RHEE, 9164 Lawton Pine Avenue

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-12 and B-13 for related discussion.

To be heard by the City Council on June 6, 2001.

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Z-0016-01(1) - CITY OF LAS VEGAS

APPROVED

5. The landscape plan shall be amended to depict at least 36-inch box trees, including at least 50% evergreen, and spaced a minimum of twenty feet on center, within the planters adjacent to the west property boundary.

6. The Las Vegas Fire and Rescue units shall refrain from using sirens, except when required by traffic conditions, until reaching main thoroughfares.

7. Outside speakers, radios and other alerting devices when used outside shall be used only during daylight hours.

8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All exterior lighting shall meet the standards of LVMC Section 19A.08.060.

11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

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ACTION

Z-0016-01(1) - CITY OF LAS VEGAS

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Site Development to comply with all previous Conditions of Approval for Zoning Reclassification Z-0016-01.

APPROVED

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ITEM

ACTION

B-15.

GPA-0008-01 - BECKER REALTY, INC.

Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) for 3.6 acres located on the south side of the northern Beltway alignment, approximately 630 feet west of Decatur Boulevard (APN: 125-25-501-009), Ward 6 (Mack).

NOTICES MAILED 539 [Mailed with Z-0018-01, Z-0018-01(1) and Z-0110-97(1)]

APPROVALS 1 [Within Notification]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

Gordon -

APPROVED

**Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.
(Littlefield excused)**

SEAN ROBERTSON, Planning and Development, stated that this request will result in expansion of the area already designated Service Commercial immediately to the east. Although the original plan encourages a buffer between Service Commercial uses and single-family homes, adequate conditioning of a Site Development Plan Review can create a situation in which adjacent homes are protected. This request will neither introduce unanticipated land uses nor create additional impacts beyond which those are already planned for with the Service Commercial. Staff recommended approval.

BARRY BECKER, Becker Realty, Inc., 50 South Jones Boulevard, appeared to represent the application. This will not make much of a change to the area, so it will not have an impact on the homeowners. The entrance to this project will be behind three homes. The only difference is that instead of an apartment building on the other side of the entrance road there will be a parking lot.

BILL CHILDS, 2001 South Rainbow Boulevard, appeared to represent the owner.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-16 and B-17 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:40 - 9:52) 3 - 810

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ITEM

ACTION

B-16.

Z-0018-01 - BECKER REALTY, INC.

Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) TO: C-1 (Limited Commercial) for 3.6 acres on the south side of the northern Beltway alignment, approximately 630 feet west of Decatur Boulevard (APN: 125-25-501-009), PROPOSED USE: RETAIL COMMERCIAL CENTER, Ward 6 (Mack).

NOTICES MAILED 539 [Mailed with GPA-0008-01, Z-0018-01(1) and Z-0110-97(1)]

APPROVALS 1 [Within Notification]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit an appropriate Parcel Map to establish parcel boundaries between this site and the site adjacent to the west; such map shall record prior to development of this site.

Gordon -

APPROVED, SUBJECT TO THE CONDITIONS

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated this rezoning is consistent with the Service Commercial General Plan designation. The type of uses allowed under the C-1 zoning will be compatible with adjacent residential uses and zoning districts if proper buffering is implemented with future commercial development. Staff recommended approval, subject to the conditions.

BARRY BECKER, Becker Realty, Inc., 50 South Jones Boulevard, appeared to represent the application.

BILL CHILDS, 2001 South Rainbow Boulevard, appeared to represent the owner.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-16 and B-18 for related discussion.

To be heard by the City Council on June 6, 2001.

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ACTION

Z-0018-01 - BECKER REALTY, INC.

APPROVED

4. Grant an access easement to extend the existing 60-foot access easement across this site to the westerly portion of APN#125-25-501-009, as created by the Parcel Map. Unless an alternate access is submitted to and approved by the City. Any such easement shall be granted on the required Parcel Map.

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. All required public sewer easements necessary to connect this site and the site to the west to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, such easements shall be granted on the required Parcel Map.

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ITEM

ACTION

B-17.

Z-0018-01(1), Z-0109-97(1) AND Z-0110-97(2)
- BECKER REALTY, INC.

Request for a Site Development Plan Review FOR A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN's: 125-25-501-009 and 125-25-601-009), R-E (Residence Estates) and C-1 (Limited Commercial) Zones under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 10, 2001 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT SUFFICIENT TIME TO COMPLETE REQUIRED APPLICATION MATERIALS

Quinn -

ABEYANCE TO THE MAY 10, 2001 PLANNING COMMISSION MEETING (Applicant to have additional time to complete and submit required application submittal materials).

Motion carried with Buckley abstaining inasmuch as the Becker Family is a client of his law firm. (Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the May 10, 2001 Planning Commission meeting to work out some site plan concerns.

JILL MICHELLE, 6280 South Valley View Boulevard, appeared to represent Concordia Homes.

JIM STROH, JSA Architect, 6126 South Sandhill Road, Suite I, appeared to represent the applicant. He concurred with having this item held in abeyance.

To be heard by the Planning Commission on May 10, 2001.

(6:12 - 6:14) 1 - 200

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ITEM

ACTION

B-18.

Z-0110-97(1) - BECKER REALTY, INC.

Request for a Site Development Plan Review FOR A PROPOSED 140-UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 9.35 acres adjacent to the south side of the Northern Beltway and approximately 600 feet west of Decatur Boulevard (APN: 125-25-501-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 539 [Mailed with GPA-0008-01, Z-0018-01 and Z-0018-01(1)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A revised site plan depicting adequate handicap parking shall be submitted to the Planning and Development Department prior to the issuance of permits for this site.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 8 DELETED.

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated this site is currently under a Resolution of Intent to R-PD15, which allows a density of up to 15 units per acre. The proposed density of 15 units per acre with this site plan is within the allowable density limit. This site plan depicts an orderly arrangement of buildings, vehicle driveway and parking areas. The clubhouse and pool facility are located at the far south of the site. He recommended that the community amenities should be re-located to a more central location to be more easily accessible to the highest number of future residents.

The landscape planter widths do not meet the requirements of the Las Vegas Urban Design Guidelines and Standards. There is a condition that the landscape plan be revised to depict compliance.

This site development plan is aesthetically appropriate, other than the items mentioned, and compatible with the surrounding single family residential development and will serve as an effective buffer development between the commercially zoned parcel to the east and the single family residentially zoned development areas to the south and west.

Staff recommended approval, subject to the conditions.

BARRY BECKER, Becker Realty, Inc., 50 South Jones Boulevard, appeared to represent the application.

BILL CHILDS, 2001 South Rainbow Boulevard, appeared to represent the owner. He explained that the block wall that is indicated in Condition No. 8 already exists on the west and south sides. This project is behind the commercial. The access is through a 900-foot long road before approaching this project. It is a for rent apartment project. The clubhouse is located at the entrance to the project.

CHRIS GLORE added that the reason for the clubhouse and pool in the front is to provide an immediately visible amenity to prospective renters and to provide the leasing office as close to the entrance as possible. However, it would be more beneficial to the residents to have it located in a more central location.

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ITEM

ACTION

Z-0110-97(1) - BECKER REALTY, INC.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. A revised landscape plan demonstrating compliance with the Las Vegas Urban Design Guidelines and Standards shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

8. The applicant shall construct a six-foot high decorative block wall, with at least 20 percent contrasting materials, along any site boundaries adjacent to residential development.

Public Works

9. Submit an appropriate Parcel Map to establish parcel boundaries between this site and the site adjacent to the east; such map shall record prior to development of this site. Such parcel map shall provide legal access from this Multi-Family residential development through the easterly portion of this site to the existing 60-foot access easement through the commercial site.

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. All required offsite public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite sewer permits, such easements shall be granted on the required Parcel Map.

MR. BECKER said he has always placed the recreation room and pool area near the main entrance and has never received complaints or persons refusing to rent in previous projects. Most people that live in these projects don't use the pool.

MR. CHILDS added that under normal circumstances where this project would have street frontage, the driveway would come into the center of the project where the clubhouse would be located. However, this site is limited to access on the southwest corner.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-15 and B-16 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:40 - 9:52) 3 - 810

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ACTION

Z-0110-97(1) - BECKER REALTY, INC.

APPROVED

11. The proposed gated entry shall meet the intent of Standard Drawing #222A. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed gated driveway and access to this site, final design shall be at the approval of the Traffic Engineering Representative.

12. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

Z-0110-97(1) - BECKER REALTY, INC.

APPROVED

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

14. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-110-97 and all other subsequent site-related.

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ITEM

ACTION

B-19.

GPA-0009-01 - STEVE KABOLI

Request to Amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) for 1.5 acres on the northeast corner of the intersection of Leonard Lane and Vegas Drive (APN: 138-24-803-028), Ward 5 (Weekly).

ON APRIL 19, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Gordon -

ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on site-related issues).

Unanimous

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on April 19, 2001 the applicant requested this item be held in abeyance until the May 24, 2001 Planning Commission meeting to be able to work with the Comprehensive Division of the Planning and Development Department.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on May 24, 2001.

(6:14 - 6:15) 1 - 310

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-20.

**GPA-0010-01 - AMERICAN BAPTIST
CHURCHES OF THE PACIFIC SOUTHWEST
ON BEHALF OF FELLOWSHIP CHRISTIAN
CHURCH**

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: PF (Public Facility) on 4.9 acres at 6210 West Cheyenne Avenue (APN: 138-11-802-011), Ward 6 (Mack).

NOTICES MAILED 141 [Mailed with Z-0020-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

**Buckley -
APPROVED
Unanimous
(Littlefield excused)**

SEAN ROBERTSON, Planning and Development, stated the PF designation in the Civic zoning district is intended to permit public and quasi-public uses to be developed in a manner that is compatible with the residential areas. This church exists on the site and has been in operation for several years. This request will allow for a future expansion. Staff recommended approval.

FRED GREEN, 5120 North Dapple Gray Road, appeared to represent the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-21 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:52 - 9:55) 3 - 1260

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ITEM

ACTION

B-21.

**Z-0020-01 - AMERICAN BAPTIST CHURCHES
OF THE PACIFIC SOUTHWEST ON BEHALF
OF FELLOWSHIP CHRISTIAN CHURCH**

Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 4.9 acres at 6210 West Cheyenne (APN: 138-11-802-011), PROPOSED USE: CHURCH, Ward 6 (Mack).

NOTICES MAILED 141 [Mailed with GPA-0010-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review shall be approved prior to the issuance of any permits, any site grading, and all development activity on this site.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated this zone change will be consistent with the General Plan designation and would provide for uses consistent with a residential neighborhood. Staff recommended approval, subject to the conditions.

FRED GREEN 5120 North Dapple Gray Road, appeared to represent the applicant. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-20 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:52 - 9:55) 3 - 1260

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-22.

Z-0016-98(4) - WILLIAM LYON HOMES

Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO REMOVE APPROXIMATELY 40 ACRES FROM THE OVERALL PLAN AREA at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 82 [Mailed with GPA-0011-01 and Z-0025-01]

APPROVALS 0

PROTESTS 7 [Within Notification]
7 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Resolution of Intent (Z-0016-98) on this property shall be expunged.

Truesdell -

DENIED (Compromises integrity of Iron Mountain Road Master Plan).

Motion carried with Gordon voting NO and Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this request is to extract approximately 40 acres from the Iron Mountain Ranch Master Development Plan. This property is currently zoned R-PD2, (Residential Planned Development) which was established at the time that the Iron Mountain Ranch Plan was approved. If this application is approved, then the original zoning on this property will have to be expunged and a new rezoning approved. The Iron Mountain Ranch Plan envisioned a series of interconnecting neighborhoods, all of which had common features including open space trails and development standards. This will create a stand-alone subdivision with perimeter walls and gated access. Therefore, approval of this request would compromise the integrity of the Iron Mountain Ranch Master Plan. Staff recommended denial.

TERRY CONNELLY, William Lyon Homes, 500 Pilot Road, Suite G, appeared with IRA WALLACE with G. C. Wallace, Inc., to represent the application.

CHAIRMAN GALATI thought this item was going to be held for 30 days. MR. CONNELLY said he would prefer to have this proposal heard at this meeting because he has timing issues, but would be willing to meet with staff prior to the City Council meeting.

MR. CONNELLY said he met with persons involved with the neighborhood coalition and subsequently did some re-designing. This project consists of an all single-story community that would comply with the Iron Mountain Ranch Master Plan theme. They will continue the street scene and equestrian trail. In addition, they plan to include an interior mini-park. They have met with the neighborhood coalition and discussed an all single-story community as a benefit versus having two-story homes along Jones and Grand Teton. They may have gaslights. This product will have 2,700 to 3,400 square feet that will have a sales price averaging a quarter of a million dollars. They are asking for 2.3 to the acre. There is Grand Teton on the perimeter area of the project to the south, which is a 120-foot wide right-of-way. There may be a high school on the north.

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ITEM

ACTION

Z-0016-98(4) - WILLIAM LYON HOMES

CHAIRMAN GALATI declared the Public Hearing open.

BEVERLY BLASKEY, Rural Preservation Coalition, appeared in protest. This project started as 584 acres, but by the end it was 600 acres. The residents and staff spent a lot of time working on the Iron Mountain Ranch Plan to have a variety of housing with a rural feeling. When Iron Mountain was started 75% was rural. She was concerned that if the zoning is changed, then the density could also change. The high school is still uncertain.

PAULA VOYLES, 6100 Ackerman Avenue, appeared in protest. She was involved in the Iron Mountain Ranch project with Champion Homes. She referred to the records that took place with the Champion Homes project. There is a good mix in the Iron Mountain Ranch Plan. This project should have a maximum of 80 units.

JULIANNE COLLMAR-DONAHUE, 8420 Unicorn Street, appeared in protest. She wants this area to remain Desert Rural because she has horses and likes her lifestyle. They have made compromises in the past.

MICHAEL DONAHUE, 8420 Unicorn Street, appeared in protest. He wants the zoning to remain as it has been planned.

NEIL BRINKERHOFF, 8010 North Bradley Road, appeared in protest. They worked a long time on how this area should be developed. They want to keep the rural lifestyle.

LYNN KOWALSKI, 8620 North Mustang Street, appeared in protest. She objected to an increase in the density. They don't want to see the lifestyle changed. They don't want a lot of traffic, gas stations or stores. This would limit the ability to have horses in the area.

STEPHANIE WISHNEV, 8620 North Mustang Street, appeared in protest. The residents in the area care about how it should be developed.

CHAIRMAN GALATI declared the Public Hearing closed.

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ITEM

ACTION

Z-0016-98(4) - WILLIAM LYON HOMES

MR. CONNELLY reiterated that they are requesting 2.49 units per acre. He is willing to have conditions to insure the product and density would be what is developed. They are not changing any of the perimeter. The trail around the perimeter is being done according to the guidelines. This will be a gated community.

COMMISSIONER GORDON asked if all the houses will be one story. MR. CONNELLY replied that they will all be one story. Around the perimeter of Jones and Grand Teton are the larger lots, 95 x 160 feet. The smaller interior lots are about a quarter of an acre, 80 x 140 feet. They would be willing to limit this to one story houses.

COMMISSIONER TRUESDELL noted that this property was a part of the original plan. A lot of effort went into creating a Master Plan for 600-plus acres. He did not see a good reason to remove this from the Master Plan. William Lyon Homes builds a very good product. Perhaps this should be held to see how this can be tweaked.

CHAIRMAN GALATI stated that he went to a lot of meetings in regard to the Iron Mountain Master Plan. He is uncomfortable with changing the Plan.

NOTE: See Item Nos. B-23 and B-24 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:55 - 10:28) 3 - 1380

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-23.

GPA-0011-01 - WILLIAM LYON HOMES

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), Ward 6 (Mack).

NOTICES MAILED 82 [Mailed with GPA-0011-01 and Z-0025-01]

APPROVALS 0

PROTESTS 7 [Within Notification]
7 Speakers

STAFF RECOMMENDATION: DENIAL

Truesdell -

DENIED (Compromises integrity of Iron Mountain Ranch Master Plan).

Motion carried with Gordon voting NO and Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Littlefield excused)

SEAN ROBERTSON, Planning and Development, stated that while the Rural designation limits residential densities to 3.5 units per acre, staff feels that increase would create a change in character in the area that would not be compatible with the existing homes to the east.

The intention of the Iron Mountain Master Plan was to limit density on this property in order to blend into the existing rural lifestyle. To justify an increase in density in this area would require anticipated growth and development, which has not occurred. Therefore, staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

TERRY CONNELLY, William Lyon Homes

IRA WALLACE, G. C. Wallace, Inc.

BEVERLY BLASKEY, Rural Preservation Coalition

PAULA VOYLES, 6100 Ackerman Avenue

JULIANNE COLLMAR-DONAHUE, 8420 Unicorn Street

MICHAEL DONAHUE, 8420 Unicorn Street

NEIL BRINKERHOFF, 8010 North Bradley Road

LYNN KOWALSKI, 8620 North Mustang Street

STEPHANIE WISHNEV, 8620 North Mustang Street

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-22 and B-24 for related discussion.

To be heard by the City Council on June 6, 2001.

(9:55 - 10:28) 3 - 1380

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ITEM

ACTION

B-24.

Z-0025-01 - WILLIAM LYON HOMES

Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive, (APN: 125-12-401-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

NOTICES MAILED 82 [Mailed with GPA-0011-01 and Z-0016-98(4)]

APPROVALS 0

PROTESTS 7 [Within Notification]
7 Speakers

STAFF RECOMMENDATION: APPROVAL, IF Z-0016-98(4) AND GPA-0011-01 ARE APPROVED, subject to:

Planning and Development

1. The overall density is limited to a maximum of 2.35 dwelling units per acre.

APPROVAL, IF Z-0016-98(4) IS APPROVED AND GPA-0011-01 IS DENIED, subject to:

Planning and Development

1. The overall density is limited to a maximum of 2.00 dwelling units per acre.

APPROVAL, IF Z-0016-98(4) IS DENIED AND GPA-0011-01 IS APPROVED, subject to:

Planning and Development

The overall density is limited to a maximum of 2.35 dwelling units per acre.

Truesdell -

DENIED (Compromises integrity of Iron Mountain Ranch Master Plan).

Motion carried with Gordon voting NO and Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated the R-PD2 will provide an appropriate residential density on the subject site. However, this property was limited to 2.0 dwelling units per acre in the Iron Mountain Ranch Plan, which is still the appropriate density for this property to provide a buffer between the Rural Estate properties in the area and the more suburban characteristics of the Iron Mountain Ranch Plan. Staff recommended a condition limiting the overall density of this property to 2.0 units per acre, unless the requested General Plan Amendment is approved. In that case, there is a condition limiting this request to 2.35 dwelling units per acre. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

TERRY CONNELLY, William Lyon Homes
IRA WALLACE, G. C. Wallace, Inc.
BEVERLY BLASKEY, Rural Preservation Coalition
PAULA VOYLES, 6100 Ackerman Avenue
JULIANNE COLLMAR-DONAHUE, 8420 Unicorn Street
MICHAEL DONAHUE, 8420 Unicorn Street
NEIL BRINKERHOFF, 8010 North Bradley Road
LYNN KOWALSKI, 8620 North Mustang Street
STEPHANIE WISHNEV, 8620 North Mustang Street

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-22 and B-23 for related discussion.

To be heard by the City Council on June 6, 2001.

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

Z-0025-01 - WILLIAM LYON HOMES

DENIED

A Major Modification to the Iron Mountain Ranch Master Plan must be approved indicating the change in allowable density for this parcel.

If APPROVED, also subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All homes shall be limited to one story in height.
3. All lots along the north, east, and west property lines shall be a minimum of 20,000 square feet.
4. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
5. Provide a twenty-five foot wide equestrian trail along Grand Teton Drive.
6. Provide a 34 foot wide landscaped median in the center of Grand Teton Drive.

Public Works

7. Petition of Vacation VAC-8-99 shall record prior to the recordation of a Final Map for this site. Alternatively, a separate Petition of Vacation can be submitted and recorded for the easterly 10 feet of Jones Boulevard adjacent to this site.
8. Dedicate an additional 10 feet of right-of-way adjacent to this site for those portions of Grand Teton Avenue not previously dedicated for a total half-street width of 60 feet. Dedicate a 54 foot radius on the northeast corner of Jones Boulevard and Grand Teton Avenue. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.

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ITEM

ACTION

Z-0025-01 - WILLIAM LYON HOMES

DENIED

9. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Grand Teton Avenue including the north half of the 34-foot wide median on Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. Provide a public sewer stub to the northern boundary of this site prior to the issuance of any permits.

11. A Master Streetlight plan for the overall subdivision shall be submitted and approved prior to the submittal of any construction drawings for this site.

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard

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ITEM

ACTION

Z-0025-01 - WILLIAM LYON HOMES

Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

DENIED

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ITEM

ACTION

B-25.

Z-0016-98(5) - KB HOMES NEVADA, INC.

Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO ADD APPROXIMATELY 42.16 ACRES TO THE OVERALL PLAN at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN's: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

ON APRIL 23, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Quinn -

ABEYANCE ITEM NOS. B-25, B-26, B-27 AND B-28 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to fulfill submittal requirements).

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on April 23, 2001 the applicant requested these items be held in abeyance until the May 24, 2001 meeting. The applicant missed the deadline for the mandatory neighborhood meeting for the General Plan Amendment.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He agreed to have these items held in abeyance.

VICE CHAIRMAN TRUEDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUEDELL declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that he has not been involved with applications B-25, B-26, B-27 and B-28 due to the fact persons involved with them are also partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

(6:15 - 6:17) 1 - 350

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ITEM

ACTION

B-26.

GPA-0012-01 - KB HOMES OF NEVADA, INC.

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 42.16 acres on the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN's: 125-12-101-001 through 004), Ward 6 (Mack).

ON APRIL 23, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Quinn -

ABEYANCE ITEM NOS. B-25, B-26, B-27 AND B-28 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to fulfill submittal requirements).

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on April 23, 2001 the applicant requested these items be held in abeyance until the May 24, 2001 meeting. The applicant missed the deadline for the mandatory neighborhood meeting for the General Plan Amendment.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He agreed to have these items held in abeyance.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that he has not been involved with applications B-25, B-26, B-27 and B-28 due to the fact persons involved with them are also partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

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ITEM

ACTION

B-27.

Z-0022-01 - KB HOMES OF NEVADA, INC.

Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN's: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

ON APRIL 23, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Quinn -

ABEYANCE ITEM NOS. B-25, B-26, B-27 AND B-28 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to fulfill submittal requirements).

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on April 23, 2001 the applicant requested these items be held in abeyance until the May 24, 2001 meeting. The applicant missed the deadline for the mandatory neighborhood meeting for the General Plan Amendment.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He agreed to have these items held in abeyance.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that he has not been involved with applications B-25, B-26, B-27 and B-28 due to the fact persons involved with them are also partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

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ITEM

ACTION

B-28.

Z-0022-01(1) - KB HOMES OF NEVADA, INC.

Request for a Site Development Plan Review FOR A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN's: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

ON APRIL 23, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Quinn -

ABEYANCE ITEM NOS. B-25, B-26, B-27 AND B-28 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to fulfill submittal requirements).

Motion carried with Buckley abstaining inasmuch as the applicant is a client of his law firm.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on April 23, 2001 the applicant requested these items be held in abeyance until the May 24, 2001 meeting. The applicant missed the deadline for the mandatory neighborhood meeting for the General Plan Amendment.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He agreed to have these items held in abeyance.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that he has not been involved with applications B-25, B-26, B-27 and B-28 due to the fact persons involved with them are also partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

(6:15 - 6:17) 1 - 350

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ITEM

ACTION

B-29.

GPA-0013-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

Request to Amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: MLA (Medium-Low Attached) on approximately 17.2 acres on the northwest corner of the intersection of El Capitan Way and Grand Teton Drive (APN: 125-08-401-003), Ward 6 (Mack).

NOTICES MAILED 658 [Mailed with GPA-0014-01 and Z-0023-01]

APPROVALS 0

PROTESTS 9 [Within Notification]
12 Speakers
50 Persons in Audience
441 [Petition]

STAFF RECOMMENDATION: DENIAL

Based upon the analysis and findings above, it is the staff's opinion that the development fails to meet the conditions of Item 1 and Item 2, i.e. the proposed increased density would result in an incompatible relationship between land uses, particularly with the single family development across the street to the north that is developed at less than half the density of the proposed project. Furthermore, the applicant has not demonstrated that the property cannot be developed under the present designation of PCD (Planned Community Development). It is, therefore, the staff's recommendation that the subject request be denied.

Gordon -

APPROVAL FAILED DUE TO THE LACK OF A SUPER MAJORITY SO THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL AS A DENIAL.

Motion did not carry with Buckley, Galati and Quinn voting NO.

(Littlefield excused)

DON SCHMEISER, Planning and Development, stated this request would amend a portion of the Centennial Hills Sector Plan by changing the existing land use designation from Planned Community Development to Medium-Low Attached. The change is requested for the purpose of allowing single-family attached units configured in a tri-plex consisting of two-story townhomes with an additional second floor unit located above the garage.

The applicant presented basically four reasons supporting this amendment. Those reasons do not justify the change in land use designation. According to Section 19A.18.030.i of Title 19A there are four conditions that must be satisfied before the General Plan Amendment may be approved. Two of those conditions have not been satisfied. Of principal concern is the increase in density of a development permitted from a maximum of eight dwelling units per acre to twelve dwelling units per acre. This is double the density of the single family detached development directly to the north. There was some question presented by the applicant whether attached single-family units would be permitted in a PCD classification on a tract of this size. The interpretation has been made by staff that this project could be in this location, but not at the density proposed.

Staff recommended denial because the increased density would result in an incompatible relationship between land uses, particularly with the single family development across the street to the north and the applicant has not demonstrated that the property cannot be developed under the present designation of land use in the adopted Centennial Hills Sector Plan.

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ITEM

ACTION

**GPA-0013-01 - GRAND TETON & EL
CAPITAN, LIMITED LIABILITY COMPANIES**

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. This is a long narrow piece of property that is affected by El Capitan and Grand Teton Road. A portion of this property is currently zoned C-2 in the front and has to accommodate a drainage channel passing through the heart of it. This property cannot be developed as six or eight units per acre. It is between C-2 existing commercial and lower density residential. This is a for-sale condominium project. This same plan was developed on property to the north, which is under a Resolution of Intent to R-PD12 creating a buffer between the C-2 and the R-PD6.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

TIM O'NEILL, Pine Meadows, 8905 Colorful Pines Avenue
GINGER MAXWELL, 9024 Ackerman Avenue
SCOTT MAXWELL, 9024 Ackerman Avenue
RITA ROBERTS, 8941 Iron Hitch Avenue
BRUCE HAMILTON, Tule Springs Community Association,
8524 Maggie Avenue
DICK WEBSTER, 9020 Ackerman Avenue
JEREMY WELLS, 8801 Crooked Shell Avenue
DARVIN SCHLEPITZ, 8925 Crooked Shell Avenue
KRISTOPHER DAHIR, 8809 Crooked Shell Avenue
CANDICE WEBSTER, 9020 Ackerman Avenue
LLOYD BAKER, 8640 Honey Vine Avenue
MELISSA COOLEY, 8908 Iron Hitch Avenue
DON SCHMEISER, City of Las Vegas
RICH SCHRODER, City of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: There were approximately 50 persons in the audience objecting to this item.

NOTE: See Item Nos. B-30 and B-31 for related discussion.

**To be heard by the City Council on June 6, 2001 at a
Time Certain of 4:00 P.M.**

(8:05 - 9:04) 2 - 1070 -3862 RECESS

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ITEM

ACTION

B-30.

Z-0023-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD12 (Residential Planned Development – 12 Units Per Acre) of approximately 17.20 acres located on the northwest corner of the intersection of El Capitan Way and Grand Teton Drive (APN: 125-08-401-003), PROPOSED USE: MULTI-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

NOTICES MAILED 658 [Mailed with GPA-0013-01 and GPA-0014-01]

APPROVALS 0

PROTESTS 9 [Within Notification]
12 Speakers
441 [Petition]
50 Persons in Audience

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The City Council shall approve a General Plan Amendment (GPA-0013-01) to an MLA (Medium-Low Attached) designation.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Gordon - APPROVAL MOTION RESULTED IN A TIE VOTE, WHICH IS TANTAMOUNT TO A DENIAL.

Motion did not carry with Buckley, Galati and Quinn voting NO.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated the R-PD12 zone will allow 92% higher residential density on the subject site than that allowed within the R-PD6 zone adjacent to the north and 33% higher density than the R-CL zone adjacent to the south. This request will not provide an appropriate residential density on the subject site in terms of a density transition between the adjacent zones. The R-PD12 zone will allow an appropriate land use and density adjacent to the C-2 on the west. There is no evidence for an immediate need in the area surrounding this site for the residential product type proposed with the R-PD12 zone request. However, within the city overall there is a benefit to providing for a mix of housing types, including higher density owner occupied residential, particularly on infill parcels. Staff recommended denial.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. This proposal has to conform to the Master Plan. R-PD12 will allow an appropriate land use density adjacent to the C-2 zone to the west. There is a need to provide for a mix of housing types. There have to be street or highway facilities providing access that will be adequate in size. Grand Teton will be developed as a primary 100-foot wide road. El Capitan will be a collector street at 80 feet in width. This project is designed with no access to Ackerman Avenue so there can never be a traffic impact on Ackerman Avenue. What will be seen is a landscape buffer and trail system equivalent to front yards with no access and driveways. This will not be a high traffic generator. Condominiums attract first time buyers, families without children, and empty nesters. This will not have an impact on the schools or increase the crime.

NOTE: There were approximately 50 persons in the audience objecting to this item.

CHAIRMAN GALATI declared the Public Hearing open.

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Z-0023-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

Public Works

4. A recorded Parcel Map will be required to separate this parcel from the remaining 5.75-acre commercial site prior to the recordation of a Final Map for this site. The parcel map must address how access will be provided to the commercial site to accommodate the proposed overpass bridge on Grand Teton Drive over U.S. 95.

5. Dedicate 20 feet of right-of-way adjacent to this site and varying towards El Capitan Way for a total width of 60 feet for Ackerman Avenue, 40 feet for El Capitan Way, a 20 foot radius on the southwest corner of Ackerman Avenue and El Capitan Way and a 54 foot radius at the northwest corner of El Capitan Way and Grand Teton Drive. Additional public right-of-way dedications may be required if recommended in the approved Traffic Impact Analysis. All required dedications may be recorded on a subdivision map, or, if no subdivision is proposed, shall be recorded by separate document prior to the issuance of building or grading permits for this site.

6. Coordinate with the City Engineer to determine if Ackerman Avenue should be terminated with a cul-de-sac adjacent to this site. If such termination is recommended, dedicate appropriate right-of-way to terminate Ackerman Avenue in a cul-de-sac meeting current City standards west of the existing homes on the north side of Ackerman Avenue. In addition, appropriate Vacation Applications may be required to eliminate the existing Ackerman Avenue right-of-way west of the required cul-de-sac.

TIM O'NEILL, Pine Meadows, 8905 Colorful Pines Avenue, appeared in protest. This is incompatible with the adjacent properties. The surrounding property is zoned at six units per acre. The closest zoning to this proposal is ten units per acre which is to the northwest. Directly to the west is commercial zoning, which would be divvied up among the building of the Grand Teton bridge, frontage road, and trail. To the east is County property. The trail was put in down the center along the drainage so it would be aesthetically pleasing. He objected to a driveway exit onto Grand Teton.

GINGER MAXWELL, 9024 Ackerman Avenue, appeared in protest. **She submitted a petition with 441 signatures in opposition.** She purchased her home knowing it was a planned community and now there will be condominiums across the street. There are not enough parks, schools or libraries in the area at the present time.

SCOTT MAXWELL, 9024 Ackerman Avenue, appeared in protest. He purchased his home because it was in a master planned single-family community. This density is too high. Two hundred homes has to generate some traffic. He did not feel there will be enough parking within this project. This is not a benefit to the neighborhood. D. R. Horton, developer, does not live in the neighborhood.

RITA ROBERTS, 8941 Iron Hitch Avenue, appeared in protest. She moved into the area because it was going to be developed for all single-family dwellings. This will increase the traffic and accidents.

BRUCE HAMILTON, Tule Springs Community Association, 8524 Maggie Avenue, appeared in protest. Infrastructure always lags the population. This density will increase driving times. Perhaps this property should be developed at a lower density on either side of the drainage area and the drainage area left undeveloped.

DICK WEBSTER, 9020 Ackerman Avenue, appeared in protest. The land below is in the County and this will open that up for these kinds of projects. He was concerned about having a horse trail directly across the street. He moved to Las Vegas from another part of the county to build a good home and life.

JEREMY WELLS, 8801 Crooked Shell Avenue, appeared in protest. He was concerned about the buffering and the property not being maintained.

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Z-0023-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

7. Construct half-street improvements including appropriate overpaving on Ackerman Avenue, El Capitan Way, and Grand Teton Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. Construct a sewer stub to the southwest corner of this site to service the commercial property to the west along an alignment and to a location acceptable to the City Engineer concurrent with development of this site.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also address the possible need for additional right-of-way along the Grand Teton Drive

DARVIN SCHLEPITZ, 8925 Crooked Shell Avenue, appeared in protest. Prior to purchasing his home he was told the subject property was zoned for single family housing. He was concerned about the heavy traffic and parking.

KRISTOPHER DAHIR, 8809 Crooked Shell Avenue, appeared in protest. They have a park in their community that the residents have paid for. The residents in the subject property will not be paying for the park.

CANDICE WEBSTER, 9020 Ackerman Avenue, appeared in protest. Her concern was for the safety of the children waiting for the school bus on El Capitan.

LLOYD BAKER, 8640 Honey Vine Avenue, appeared in protest. This is low priced housing in the middle of costly homes. The school in the area is already overcrowded. Condominiums are purchased by investors who rent them out to transients.

MELISSA COOLEY, 8908 Iron Hitch Avenue, appeared in protest. This will bring in renters who don't take as much pride in their residence as homeowners. This will decrease her home value. She was concerned that some of these residents will be parking on the roads in her subdivision, which will be a hazard for the children since they play in the neighborhood roads.

CHAIRMAN GALATI declared the Public Hearing closed.

GREG BORGEL appeared in rebuttal. There is no evidence that this type of townhouse development generates an unusual amount of traffic. Because of the empty nester buyer anticipated in this project, it is likely to generate fewer cars. There is no unusual school impact. The developer is willing to guarantee that no more than one unit would be sold to anyone so it could not be accumulated into any form of rental project. The bottom pricing will be \$100,000. R-PD12, when properly designed, is routinely used as a buffer between intense commercial and single family homes. In addition to the one and two car garages there is an area for overflow parking. R-PD's provide their own parks.

COMMISSIONER GORDON asked if there could be a condition of NO PARKING along Ackerman Avenue. MR. BORGEL was agreeable to posting a NO PARKING sign on Ackerman Avenue.

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Z-0023-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

alignment to provide an embankment area for the proposed overpass bridge over U.S. 95. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

COMMISSIONER BUCKLEY commented that this project would create an extra burden on the infrastructure. In addition, with the Spring Mountain development and the development on the north and south the burden is on the applicant to show why this project should be approved, which has not been done. This is a compatibility issue. He wondered what materials will be used for the drainage channel.

DON SCHMEISER said that trails can be very nice but also create maintenance problems. Staff will be presenting a trails plan in the near future where most of them will be provided along streets. That is to allow for access and for maintenance purposes. The trail had been proposed through the middle of the property prior to the applicant purchasing the land. The trail will be 20 feet wide, well landscaped, and separated from the street. In the interest of safety where a trail would cross at mid block, staff is more favorable to having them located at intersections where they would be safer to cross.

MR. BORGEL added that the applicant is willing to relocate the trail.

COMMISSIONER BUCKLEY liked the idea of having a trail located in a natural setting.

COMMISSIONER GORDON asked if the Durango on and off ramps are going to be reconstructed beginning next month. Those ramps will help mitigate the traffic problems that are at Farm, Durango and El Capitan at this time.

RICK SCHRODER, Public Works, said the construction of those ramps has been delayed because of right-of-way acquisition issues by the Nevada Department of Transportation.

COMMISSIONER TRUESDELL felt that having the entrance on a 100-foot wide road is an appropriate design. The Housing Plan that was adopted at this meeting calls for a mixture of housing types. This is an appropriate housing component for the area. Most of the schools in the valley have modular buildings. The multi-use trail along a public street adds to the buffer across Ackerman Avenue and is safer for the families using it.

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**Z-0023-01 - GRAND TETON & EL CAPITAN,
LIMITED LIABILITY COMPANIES**

CHAIRMAN GALATI felt it is beneficial to have a diversity of housing types. However, the R-PD12 is too high a density because of the 6.0 and 7.5 units on the other side. This is a finger that encroaches into the R-PD6 piece.

NOTE: See Item Nos. B-29 and B-31 for related discussion.

**To be heard by the City Council on June 6, 2001 at a
Time Certain of 4:00 P.M.**

(8:05 - 9:04) 2 - 1070 -3862 RECESS

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ITEM

ACTION

B-31.

GPA-0014-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES

Request to Amend Map 7 of the Centennial Hills Sector Plan to RELOCATE A PROPOSED MULTI-USE TRAIL ALIGNMENT within an approximately 22.95 acre area bounded by El Capitan Way on the east, Ackerman Avenue on the north, Grand Teton Drive on the south, and the US 95 Frontage Road on the west (APN: 125-08-401-003), Ward 6 (Mack).

NOTICES MAILED 658 [Mailed with GPA-0013-01 and Z-0023-01]

APPROVALS 0

PROTESTS 9 [Within Notification]
12 Speakers
441 [Petition]
50 Persons in Audience

STAFF RECOMMENDATION: APPROVAL

Based upon the analysis and findings above, it is the staff's opinion that the request meets all of the above conditions. Either location would provide adequate access for multi-use travel, but a trail along Ackerman Avenue would be a safer route. A trail crossing at a controlled intersection is preferable to one at mid-block. The staff, therefore, recommends that the application to alter the location of the trail be approved.

Gordon - APPROVED
Motion carried with Buckley voting NO. (Littlefield excused)

DON SCHMEISER, Planning and Development, stated this request would Amend Map 7 of the Centennial Hills Sector Plan by relocating a multi-use equestrian trail from mid-way between Grand Teton Road and Ackerman Avenue to the south side of Ackerman Avenue between El Capitan Way and the west property line of the subject property. This amendment is requested for the purpose of developing a gated community through which the trail would traverse.

The applicant presented two reasons for the trail realignment. One reason is to avoid openings for a trail in the proposed gated community and the second is to provide a safer location for a trail crossing.

According to Section 19.18.030.i of Title 19A there are four conditions that much be satisfied before the General Plan Amendment may be approved. Those four conditions have been satisfied. A trail crossing would be safer at an intersection than at mid-block. Furthermore, a trail along the street would have higher visibility for police, easier access for emergency assistance, easier maintenance, and illumination.

Staff recommended approval because it is in the City's best interest from a health and safety standpoint to relocate the proposed trail along the south side of Ackerman Avenue.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

TIM O'NEILL, Pine Meadows, 8905 Colorful Pines Avenue
GINGER MAXWELL, 9024 Ackerman Avenue
SCOTT MAXWELL, 9024 Ackerman Avenue
RITA ROBERTS, 8941 Iron Hitch Avenue
BRUCE HAMILTON, Tule Springs Community Association, 8524 Maggie Avenue
DICK WEBSTER, 9020 Ackerman Avenue
JEREMY WELLS, 8801 Crooked Shell Avenue
DARVIN SCHLEPITZ, 8925 Crooked Shell Avenue
KRISTOPHER DAHIR, 8809 Crooked Shell Avenue
CANDICE WEBSTER, 9020 Ackerman Avenue

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ITEM

ACTION

**GPA-0014-01 - GRAND TETON & EL
CAPITAN, LIMITED LIABILITY COMPANIES**

LLOYD BAKER, 8640 Honey Vine Avenue
MELISSA COOLEY, 8908 Iron Hitch Avenue
DON SCHMEISER, City of Las Vegas
RICH SCHRODER, City of Las Vegas

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-29 and B-30 for related discussion.

**To be heard by the City Council on June 6, 2001 at a
Time Certain of 4:00 P.M.**

(8:05 - 9:04) 2 - 1070-3862 RECESS

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ITEM

ACTION

B-32.

**GPA-0015-01 - GREENGALE PROPERTIES
ON BEHALF OF HEAVEN CAN WAIT
SANCTUARY**

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: PF (Public Facility) on approximately 20 acres located on the southeast corner of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), Ward 6 (Mack).

NOTICES MAILED 148 [Mailed with Z-0026-01 and Z-0026-01(1)]

APPROVALS 0

PROTESTS 45 [Within Notification]

STAFF RECOMMENDATION: APPROVAL

Quinn -

WITHDRAWN WITHOUT PREJUDICE ITEM NOS. B-32, B-33 AND B-34.

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on April 24, 2001 the applicant requested these items be withdrawn from the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

CAROL LeDUC, 7474 Rome Boulevard, appeared to request Item Nos. B-32, B-33 and B-34 be withdrawn *without prejudice*.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:07 - 6:09) 1 - 90

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-33.

**Z-0026-01 - GREENGALE PROPERTIES ON
BEHALF OF HEAVEN CAN WAIT SANCTUARY**

Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: C-V (Civic) on approximately 20 acres located at the southeast corner of the intersection of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), PROPOSED USE: ANIMAL SANCTUARY, Ward 6 (Mack).

NOTICES MAILED 148 [Mailed with Z-0026-01 and Z-0026-01(1)]

APPROVALS 0

PROTESTS 45 [Within Notification]

STAFF RECOMMENDATION: APPROVAL

Quinn -

WITHDRAWN WITHOUT PREJUDICE ITEM NOS. B-32, B-33 AND B-34.

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on April 24, 2001 the applicant requested these items be withdrawn from the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

CAROL LeDUC, 7474 Rome Boulevard, appeared to request Item Nos. B-32, B-33 and B-34 be withdrawn *without prejudice*.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:07 - 6:09) 1 - 90

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ITEM

ACTION

**Z-0026-01 - GREENGALE PROPERTIES ON
BEHALF OF HEAVEN CAN WAIT SANCTUARY**

additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

WITHDRAWN WITHOUT PREJUDICE

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ACTION

**Z-0026-01 - GREENGALE PROPERTIES ON
BEHALF OF HEAVEN CAN WAIT SANCTUARY**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

WITHDRAWN WITHOUT PREJUDICE

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-34.

**Z-0026-01(1) - GREENGALE PROPERTIES
ON BEHALF OF HEAVEN CAN WAIT
SANCTUARY**

Request for a Site Development Plan Review FOR AN ANIMAL SANCTUARY on approximately 20 acres located on the southeast corner of the intersection of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: C-V (Civic)], Ward 6 (Mack).

NOTICES MAILED 148 [Mailed with GPA-0015-01 and Z-0026-01]

APPROVALS 0

PROTESTS 45 [Within Notification]

STAFF RECOMMENDATION: APPROVAL

Quinn -

WITHDRAWN WITHOUT PREJUDICE ITEM NOS. B-32, B-33 AND B-34.

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on April 24, 2001 the applicant requested these items be withdrawn from the agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

CAROL LeDUC, 7474 Rome Boulevard, appeared to request Item Nos. B-32, B-33 and B-34 be withdrawn *without prejudice*.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:07 - 6:09) 1 - 90

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ITEM

ACTION

B-35.

Z-0019-01 - F & F PARTNERS, ET AL

Request for a Rezoning FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial) on 31.7 acres on the northwest corner of the intersection of Centennial Parkway and Decatur Boulevard (APN's: 125-24-802-003 through 009), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).

ON APRIL 26, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 10, 2001 PLANNING COMMISSION MEETING

Gordon -

ABEYANCE TO THE MAY 10, 2001 PLANNING COMMISSION MEETING (Site Development Plan Review to be considered concurrently).

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be held in abeyance until the May 10, 2001 Planning Commission meeting.

There was no one present to represent this application.

VICE CHAIRMAN TRUESELLE declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESELLE declared the Public Hearing closed.

To be heard by the Planning Commission on May 10, 2001.

(6:17 - 6:18) 1 - 420

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-36.

Z-0021-01 - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: TC (Town Center) on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN's: 125-20-101-013, 014, and 125-20-201-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

NOTICES MAILED 65 [Mailed with Z-0021-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet or 80 feet of right-of-way, as appropriate, for Dorrel Lane, 30 feet for Haley Avenue, and 30 feet for Wittig Avenue, in accordance with Town Center standards.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated the requested Town Center zoning will be appropriate for this site because it will be consistent with the Medium-Low Residential General Plan Designation as recently approved by the City Council with a broader General Plan Amendment. That category allowed for a residential density range of 5.6 to 8.0 units per acre. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on June 6, 2001.

(10:28 - 10:32) 3 - 2810

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ITEM

ACTION

**Z-0021-01 - DORRELL FRONTAGE, LIMITED
LIABILITY COMPANY**

APPROVED

4. Construct half-street or full width street improvements as appropriate along Dorrell Lane, Haley Avenue and Wittig Avenue adjacent to and through this site, including appropriate overpaving (if legally able) on Dorrell Lane concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site. Dorrell Lane, Haley Avenue and Wittig Avenue and all interior streets shall be constructed to comply with all applicable Town Center standards.

5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in the El Capitan Way alignment to Dorrell Lane, and extend public sewer in Dorrell Lane, Wittig Avenue and Haley Avenue to the western edge of this development to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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ITEM

ACTION

**Z-0021-01 - DORRELL FRONTAGE, LIMITED
LIABILITY COMPANY**

APPROVED

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site

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**Z-0021-01 - DORRELL FRONTAGE, LIMITED
LIABILITY COMPANY**

APPROVED

shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

9. A Homeowner's Association or other private maintenance organization shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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ITEM

ACTION

B-37.

Z-0021-01(1) - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 200-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN's: 125-20-101-013, 014, and 125-20-201-002 through 005), U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack).

NOTICES MAILED 65 [Mailed with Z-0021-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a TC (Town Center) Zoning District.

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The Site Development Plan shall be revised to depict the following:

- Remove "Old Rose" street. Combine the two blocks on each side of "Old Rose" into one block. Add a street west of the new block.

Buckley -

ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on site development).

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and his firm owns the drugstore within this development. (Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held to the May 24, 2001 meeting in order to work out site plan issues.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He objected to having this item held in abeyance for 30 days because of escrow concerns so he requested it only be held for two weeks. However, if the design issues cannot be worked out with staff, then it would have to be held for an additional two weeks.

CHRIS GLORE, Planning and Development, responded that due to the extent of the issues to be addressed he did not feel two weeks would be enough time. Therefore, he requested the 30-day abeyance.

ATTORNEY GRONAUER asked if this item is held for 30 days whether it could be fast tracked to the City Council.

MR. GLORE said this item could be abeyed to the May 24, 2001 Planning Commission meeting and fast tracked to the June 20, 2001 City Council meeting.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on May 24, 2001.

(6:18 - 6:21) 1 - 450

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ACTION

Z-0021-01(1) - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY

ABEYANCE TO MAY 24, 2001

- No street shall have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial as described in the Town Center Development Standards. An alley, no more than 30 and no less than 20 feet in width, may have a perimeter wall on each side.

- Provide landscaped amenity zones on all streets. A minimum of one street tree (type and size of tree per the Draft Town Center Development Standards) shall be planted in the amenity zone of each house lot.

- Each property owner will be responsible for maintaining street landscaping between the sidewalk and street curb. Failure to maintain street landscaping will result in a maintenance lien against the property.

- The streets will have a 60' (see attached detail) street configuration shown in the Draft Town Center Residential Street detail or the 80' right-of-way shown in the Draft Town Center Collector detail.

4. The setbacks for this development shall be a minimum of 18 feet to the front of the garage, 15 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

5. The landscape plan shall depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

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ACTION

**Z-0021-01(1) - DORRELL FRONTAGE,
LIMITED LIABILITY COMPANY**

ABEYANCE TO MAY 24, 2001

6. The landscape plan shall depict full compliance with the Town Center Collector standard, for Dorrell Lane, including a five-foot wide amenity zone and a seven-foot wide sidewalk. Within the amenity zone is required alternating shade trees and flowering trees planted thirty feet on-center and two accent trees planted at each intersection. The sidewalk shall be constructed of the required finish. The landscape plan shall also depict any required accent paving.

Public Works

7. This site plan shall be revised to either a) comply with current public street standards for the design, layout, and construction of all interior public streets or b) comply with current Town Center street standards. The Tentative Map for this site shall reflect one of the above two alternatives.

8. This site plan shall be revised to allow for a 220' separation centerline to centerline between streets providing external access from this subdivision and the abutting streets of 60 foot or greater right-of-ways prior to the submittal of a tentative map for this site.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

10. Site development to comply with the Town Center Development Standards, all applicable Conditions of Approval for Z-5-01 and all other site-related actions.

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ITEM

ACTION

B-38.

V-0024-01 - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW 30 PARKING SPACES WHERE 46 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN's: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING TO PROVIDE THE APPLICANT TIME TO SUBMIT A REQUEST FOR A MAJOR MODIFICATION FOR THIS PROPERTY

Quinn -

ABEYANCE ITEM NOS. B-38 AND B-39 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (Applicant to submit an application for a Major Modification).

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and Truesdell abstaining because he represents the applicant in this matter.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have Item Nos. B-38 and B-39 held in abeyance until the May 24, 2001 meeting. The applicant will need to apply for a modification to the Rio Vista Plan prior to action on these items.

There was no one present to represent these applications.

COMMISSIONER BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

COMMISSIONER BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on May 24, 2001.

(6:21 - 6:23) 1 - 560

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ITEM

ACTION

B-39.

Z-0074-97(10) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN's: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING TO PROVIDE THE APPLICANT TIME TO SUBMIT A REQUEST FOR A MAJOR MODIFICATION FOR THIS PROPERTY

Quinn -

ABEYANCE ITEM NOS. B-38 AND B-39 TO THE MAY 24, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and Truesdell abstaining because he represents the applicant in this matter.

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have Item Nos. B-38 and B-39 held in abeyance until the May 24, 2001 meeting. The applicant will need to apply for a modification to the Rio Vista Plan prior to action on these items.

There was no one present to represent these applications.

COMMISSIONER BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on this item.

COMMISSIONER BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on May 24, 2001.

(6:21 - 6:23) 1 - 560

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-40.

V-0025-01 - RUBY MADSEN LIVING TRUST

Request for a Variance TO ALLOW AN EIGHT FOOT TALL CHAIN-LINK FENCE WHERE A SIX FOOT TALL FENCE IS THE MAXIMUM ALLOWED AND TO ALLOW CHAIN-LINK FENCING WHERE SUCH FENCING IS NOT ALLOWED at 2020 and 2030 Bannie Avenue (APN's: 162-04-210-033 and 034), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

ON APRIL 24, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING

Gordon -

ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING.

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on April 21, 2001 the applicant requested abeyance until the May 24, 2001 meeting because they were unable to attend this meeting.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on May 24, 2001.

(6:23 - 6:24) 1 - 600

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ITEM

ACTION

B-41.

**U-0043-01 - LEONARD & ELIZABETH CARPI
TRUST ON BEHALF OF MARCELINA
LAMOUREUX**

Request for a Special Use Permit FOR A SECOND-HAND DEALER at 4331 West Charleston Boulevard (APN: 162-06-510-001), C-1 (Limited Commercial) and R-E (Residence Estates) Zones, Ward 1 (M. McDonald).

NOTICES MAILED 122

APPROVALS 1 Speaker

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. No outdoor display, sales or storage of any merchandise is permitted.
2. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT NO HANDGUNS OR AMMUNITION BE SOLD ON THE PREMISES.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that since 1999 a second-class dealer with a Class 4 license has operated at this site without detriment to the surrounding area. This request is for a Class 2 license, which would allow for the second-hand sale of most used articles with the exception of automobiles. This business can operate in a harmonious and compatible manner with the surrounding area. Staff recommended approval, subject to the conditions.

MARCELINA LAMOUREUX, 3334 Horned Lark Court, appeared to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He asked if handguns are allowed in this second-hand dealer license. He did not feel they should be re-sold.

DEPUTY CITY ATTORNEY BRYAN SCOTT said that handgun sales would be subject to permits in the Business Licensing Department.

CHAIRMAN GALATI declared the Public Hearing closed.

MS. LAMOUREAUX said she does not intend to sell used handguns. She would be willing to accept a condition to that effect.

To be heard by the City Council on June 6, 2001.

(10:32 - 10:35) 3 - 3000

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-42.

U-0044-01 - FOSTER-DAY, INC.

Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) on 2.06 acres on the west side of Rancho Drive, approximately 800 feet north of Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 246 [Mailed with SD-0020-01]

APPROVALS 0

PROTESTS 1 Letter

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two (2) years after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SD-0020-01].
3. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -

DENIED (Inappropriate at this site).

**Motion carried with Gordon voting NO.
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated the General Commercial zoning for this site allows for the sale of used cars with a Special Use Permit. This use is appropriate in this location and can be conducted in a manner that is compatible with surrounding commercial and residential land uses. Staff recommended approval, subject to the conditions.

JOHN SARGENT, 444 South Decatur Boulevard, appeared to represent the architect and owner.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed. He was concerned about Rancho Drive having so many used car lots. He doesn't want this to be developed with used car lots like Boulder Highway.

COMMISSIONER BUCKLEY thought the plan for Rancho Drive is different than Boulder Highway.

SAM WATSEY appeared to represent the application. COUNCILMAN MACK is also concerned about Rancho Drive becoming another Boulder Highway. Consequently, they have agreed to not sell cars that are older than four or five years old, no balloons, no flags. He is willing to get those stipulations in writing. He asked where else he could have a used car dealership.

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U-0044-01 - FOSTER-DAY, INC.

COMMISSIONER TRUESDELL understands the applicant runs a good business. However, this would be a start to having Rancho Drive become another Boulder Highway.

CHAIRMAN GALATI suggested having this item held in abeyance so staff can review the stipulations that the applicant has made.

CHAIRMAN GALATI and COMMISSIONER BUCKLEY were uncertain as to where else the applicant could put a used car dealership.

NOTE: See Item No. B-43 for related discussion.

This is final action.

(10:35 - 10:48) 3 - 3180

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-43.

SD-0020-01 - FOSTER-DAY, INC.

Request for a Site Development Plan Review FOR A PROPOSED 1.08 ACRE MOTOR VEHICLE SALES (USED) LOT WITH A 2,250 SQUARE FOOT COMMERCIAL BUILDING; AND FOR A WAIVER OF REQUIRED LANDSCAPING on 2.06 acres on the west side of Rancho Drive, approximately 800 feet north of Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 246 [Mailed with U-0044-01]

APPROVALS 0

PROTESTS 1 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The landscape plan shall be revised to depict the required planter width of fifteen feet along the front property line and eight feet along the side property lines; four 5-gallon shrubs per tree; and the required landscape fingers, at a rate of one per six parking spaces. Instead of this landscape finger requirement, one additional 24-inch box tree for each required landscape finger may be provided in an adjacent planter. Adjacent to the handicap stalls, the center aisle shall be widened and landscaped, or landscape fingers shall be provided within both parking rows. The revised landscape plan shall be submitted to Planning Department staff for review prior to issuance of building permits.

2. The submitted elevations shall be revised to reflect the addition of windows or other types of articulation along the rear elevation, and improved contrasts in color for all façades. Revised elevations shall be submitted to Planning Department staff for review prior to or at the same time application is made for a building permit.

Truesdell -

DENIED (inappropriate at this site).

Motion carried with Gordon voting NO. (Littlefield excused)

CHRIS GLORE, Planning and Development, stated no landscaping is necessary along the rear property line until the balance of this site is developed. Staff recommended denial of the rest of the landscape waiver and recommended the full 15 feet be provided along the frontage and eight feet along the side property lines. The elevations submitted depict architecture typical of a prefabricated structure. There is a condition that the elevations be revised to increase articulation, materials and contrasting color along the rear and side elevations more appropriate for a permanent structure. Staff recommended approval of the Site Development Plan Review, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

JOHN SARGENT, 444 South Decatur Boulevard
SAM WATSEY

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-42 for related discussion.

This is final action.

(10:35 - 10:48) 3 - 3180

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ACTION

SD-0020-01 - FOSTER-DAY, INC.

DENIED

3. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

9. No used or discarded automotive parts or equipment shall be located outside of an enclosed building.

10. The use of an outside public address or bell system is prohibited on this site.

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ACTION

SD-0020-01 - FOSTER-DAY, INC.

DENIED

Public Works

11. Dedicate that portion of right-of-way adjacent to Assessor's Parcel Number #138-12-801-006 necessary to complete a knuckle for the intersection of Maxine Place and Arlene Way prior to the issuance of any permits.

12. Construct all incomplete half-street improvements on Rancho Drive and the Maxine Place/Arlene Way knuckle adjacent to this site concurrent with development of this site.

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also meet Nevada Department of Transportation (N.D.O.T.) standards.

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional

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ACTION

SD-0020-01 - FOSTER-DAY, INC.

rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

15. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site as required by the Department of Public Works.

16. Submit an application for an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.

DENIED

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ACTION

SD-0020-01 - FOSTER-DAY, INC.

DENIED

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer. This site is located in a FEMA Zone A Flood Zone.

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ITEM

ACTION

B-44.

**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT CHURCH WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.62 acres located on the east side of Red Rock Street, approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).

NOTICES MAILED 82

APPROVALS 2 Speakers

PROTESTS 2
3 Speakers

STAFF RECOMMENDATION: APPROVAL OF THE SPECIAL USE PERMIT, SUBJECT TO:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

Truesdell -

ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING WITH RENOTIFICATION AT THE APPLICANT'S EXPENSE (Applicant to work with staff).

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff recommended approval of the Special Use Permit and denial of the Site Development Plan Review, based on several factors which include the size of the proposed structures, additional uses of a pre-school and child care facility, negative impacts on local street network, and provision in the Zoning Code that does not allow accessory structures to be built before the main structure. There is a condition on the site plan if it is approved that an additional access from Charleston or Jones be provided, construction of the church before the social hall, Residential Adjacency Standards be met, and comply with parking standards and Urban Design Guidelines. Staff recommended approval of the Special Use Permit, subject to three conditions, and denial of the Site Development Plan Review.

LIA ARNOLD ROBERTS, 711 Rancho Circle, appeared to represent the application. She purchased this land for the purpose of donating it to her church. This use is compatible with the surrounding area, which is commercial and residential. This property is in-between that zoning and would be a good buffer. She talked to some of the residents in the area and they are very happy to have this type of development on that parcel of land. In regard to Condition No. 5, their intent is to build a social hall first because of the lack of funding and membership. In regard to Condition No. 6, there is no access to Charleston or Jones. The second access would be off Holmby Street. The main access would be on Red Rock Street. As far as Condition No. 7, this is for public use, not commercial, so they do not feel they are subject to Residential Adjacency Standards or need a Variance. In regard to Condition No. 8, they will not have services in the church and social hall at the same time and are willing to provide written documentation to that affect. They do not intend to have any child facilities. Condition No. 19 requires extending the public sewer in the Red Rock Street alignment to the northern edge of this site to a location and depth acceptable to the City Engineer. Red Rock will be closed at the beginning of this property.

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ITEM

ACTION

**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

DENIAL OF THE SITE DEVELOPMENT PLAN REVIEW. If Approved, subject to:

Planning and Development

4. If this Site Development Plan is not exercised within two-years of this approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

5. The church shall be constructed at the same time or before the social hall or obtain approval of a Variance from the City Council for relief of this requirement.

6. Provide a second access to this site from either Jones Boulevard or Charleston Boulevard.

7. Submit a revised site plan indicating compliance with the Residential Adjacency Standards or Variance to 19A.08.040(B)(1) approved by the City Council.

8. Submit a revised site plan indicating compliance with the parking standards for these uses, or obtain approval of a parking Variance from the City Council, or provide written documentation indicating that the social hall and church will not be in operation at the time.

9. Submit a revised landscape plan indicating 24-inch box trees 20 feet on center along the east property line.

10. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations, except as amended by conditions.

CHAIRMAN GALATI clarified that staff is not asked to extend the street, just the sewer line to this property.

DAPHNEE LEGARZA, Public Works, said the intent of Condition No. 19 is to extend the sewer to a public sewer easement. That condition could be amended to coordinate with the Sanitation Engineer to determine the appropriate alignments.

MS. ROBERTS agreed to Condition No. 19. She does not want this denied, but suggested it be held in abeyance for 30 days in order to be able to talk to staff.

CHAIRMAN GALATI thought Condition No. 5 is the biggest issue. He declared the Public Hearing open.

JOHN HAZARD, resident behind church, appeared in approval. He was concerned about ingress/egress. Red Rock is not dedicated, so there is only a 30-foot half street near Del Rey. Holmby is a dirt street. He felt the church needs ingress/egress from Charleston or Jones. There are houses to the east and south so a large structure would not be compatible.

SKIP DWIGHT HARA, owner of Skipco at Charleston and Jones, appeared in protest. There is no way they can get to Jones or Charleston. Holmby has large power poles in the middle. It would be dangerous to have it an access road. He would need a barrier so the church members don't drive onto his property and ruin his landscaping.

TOM STRONG, 5844 West Del Rey Avenue, appeared in approval of the church, but denial of the site plan. However, he was concerned about access. The traffic and road structure will not support the access on Holmby. He was unaware of this proposal until he received the notice in the mail about this meeting.

PATRICA BOWLING, 1485 Red Rock Street, appeared in protest. There are no streetlights or sidewalks on Red Rock. She was concerned about access. Holmby is 90% dirt. There is a Methodist Church, Jehovah Witness Church and Seventh Day Adventist Church in the area. She cannot ride her bicycle on Sunday mornings because of the traffic and cannot walk her dog. This is an inappropriate use.

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ACTION

**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

11. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

12. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

Public Works

15. Dedicate one-half of a 45.5 foot radius cul-de-sac bulb at the north terminus of Red Rock Street and one-half of a 45.5 foot radius cul-de-sac bulb at the west terminus of Holmby Avenue adjacent to this site prior to the issuance of any permits.

16. Submit a Vacation application to vacate that portion of Red Rock Street adjacent to this site and north of the cul-de-sac bulb required by condition #1; the Vacation application shall be acted upon by the City Council prior to the issuance of any permits for this site.

ED SHEATS, 1295 Duneville Street, appeared in protest. There is no way to get in and out of this property other than going through a residential area. The access has to be on either Jones or Charleston. He thought there was construction already taking place on this property.

CHAIRMAN GALATI declared the Public Hearing closed.

MS. ROBERTS said there is no construction being done on this site. They cleaned the land because they had a dedication ceremony.

COMMISSIONER TRUESDELL noted that Holmby is a half dedicated street so it will not be an appropriate access point. If there is an access to Jones or Charleston, that is a residential neighborhood. There needs to be more work on the access prior to the Planning Commission acting on this Use Permit.

MS. ROBERTS requested an abeyance for 30 days to be able to work with staff.

COMMISSIONER BUCKLEY said the only way he will support this request is if there is an access to either Charleston or Jones. The church needs to be moved to a different part of the property. He did not feel there is a problem with having a social hall before the church.

COMMISSIONER GORDON felt there are two issues involved in this request. One issue is the fact that this is an application for a social hall because it is unknown if the church will ever get built. This is not an appropriate location for a church because of the access. This is a fine residential area.

COMMISSIONER QUINN wondered if the applicant could purchase the vacant property to the west and have the ingress/egress off Jones. As long as Holmby and Red Rock are not impacted perhaps the neighbors would be agreeable to this proposal.

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**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

17. Construct half-street improvements including appropriate overpaving and cul-de-sac turnarounds (if legally able) on Red Rock Street and Holmby Avenue adjacent to this site concurrent with development of this site. In addition, extend a minimum of two lanes of paving from this site southward to tie into existing improvements in the Red Rock Street alignment, and, if access to Holmby Avenue is proposed, extend a minimum of two lanes of pavement along the Holmby Avenue alignment eastward to tie into existing improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

19. Extend public sewer in the Red Rock Street alignment to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

CHAIRMAN GALATI agreed with COMMISSIONER QUINN.

MS. ROBERTS added that they plan to put up a wall to protect Skipco.

To be heard by the Planning Commission on June 28, 2001.

(10:48 - 11:21) 4 - 140

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**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

ABEYANCE TO JUNE 28, 2001

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**U-0045-01 - LIA ARNOLD ROBERTS TRUST
ON BEHALF OF SAINT GEORGE ROMANIAN
ORTHODOX CHURCH**

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first., if allowed by the City Engineer.

ABEYANCE TO JUNE 28, 2001

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ACTION

B-45.

U-0046-01 - VINCENT EBARB

Request for a Special Use Permit FOR A BAILBOND SERVICE at 101 East Bonneville Avenue (APN: 139-34-311-034), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 93

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. This use shall be reviewed in two years, at which time the City Council may require that this use be terminated.

3. All signs on this site shall be monument type, as defined in Title 19A of the City of Las Vegas Municipal Code.

4. Conformance to the Las Vegas Redevelopment Plan and the Downtown Urban Design Master Plan.

5. All City Code requirements and all City departments' design standards shall be met.

Public Works

6. Dedicate a 10-foot radius on the southeast corner of First Street and Bonneville Avenue prior to the issuance of any permits.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AN ADDITIONAL CONDITION OF NO FLASHING SIGNS.

Motion carried with Quinn abstaining inasmuch as the law firm of Moran and Associates is representing his firm.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this request will be an appropriate support activity within the vicinity of the Regional Justice Center. Staff recommended approval, subject to the conditions.

ATTORNEY JOHN MORAN, III, Moran and Associates, 640 South 4th Street, appeared to represent the applicant. MR. EBARB has a bailbond license in California. His father has been a bail agent in Las Vegas for seven years. He would like to go into business with his father in Las Vegas. The laws of California and Nevada allow him to hold licenses in both states. He concurred with the conditions. This location is in close proximity to the Justice Center and next to the Clark County Detention Center. It is harmonious with the City's plan for redevelopment of the area. There is a need for another bailbond business in this area. Lastly, some of the offsite and onsite improvements will be enhanced, as well as the building.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY asked if there will be flashing lights. CHRIS GLORE said the intent of Condition No. 3 is to deal with exterior freestanding signage. The Commission may wish to add a condition to the effect that no animated or flashing signage be allowed. That would address signage that could be placed on windows.

ATTORNEY MORAN said there will not be any flashing lights. The name of this business will be Clark County Bailbonds.

To be heard by the City Council on June 6, 2001.

(11:21 - 11:26) 4 - 1254

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ACTION

U-0046-01 - VINCENT EBARB

APPROVED

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

9. Landscape and maintain all unimproved rights-of-way on First Street and Bonneville Avenue adjacent to this site.

10. Submit an Encroachment Agreement for all private improvements located in the First Street and Bonneville Avenue public rights-of-way adjacent to this site prior to occupancy of this site.

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ACTION

B-46.

U-0047-01 - LARRY LAPENTA ON BEHALF OF DAVID WALSH

Request for a Special Use Permit FOR OPEN AIR VENDING IN CONJUNCTION WITH AN EXISTING HARDWARE STORE at 3535 North Rancho Drive, (APN: 138-12-301-003), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 434

APPROVALS 1 Letter

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. No open flame cooking is allowed.
2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All City Code requirements and all City departments' design standards shall be met.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that a hot dog cart is normally associated with a home improvement store and will pose no threat to the health, safety, or welfare of the public. Staff recommended approval, subject to the conditions.

CONNIE WALSH, 6225 Meraloma Street, appeared to represent the application. This business will be located at a business operated by Larry LaPenta.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on June 6, 2001.

(11:26 - 11:27) 4 - 1440

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ITEM

ACTION

B-47.

VAC-0005-01 - G T 95, LIMITED LIABILITY COMPANY

Petition to vacate a portion of Grand Teton Drive, generally located between Grand Canyon Drive and the Tee Pee Lane alignment; and to vacate a Government Patent Reservation generally located along Grand Teton Drive between Grand Canyon Drive and the Tee Pee Lane alignment, Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO PROVIDE STAFF TIME TO PROPERLY RENOTIFY THE REQUEST

Quinn -

ABEYANCE TO THE MAY 24, 2001 PLANNING COMMISSION MEETING (To be renotified properly).

Unanimous

(Galati and Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this application needs to be renotified so it should be held in abeyance.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred to hold this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, said he has not been involved with this application inasmuch as the principals are partners of his in a project outside of Las Vegas.

To be heard by the Planning Commission on May 24, 2001.

(6:24 - 6:25) 1 - 650

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ITEM

ACTION

B-48.

VAC-0006-01 - COREY AND SALLY MORLEY, AND WILLIAM AND BARBARA PIPES

Petition to vacate Government Patent Reservations generally located south of Lone Mountain Road and north of Peaceful Dawn Avenue, between Shaumber Road and Barden Road; and to vacate a portion of the Barden Road right-of-way between Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All development shall be in conformance with code requirements and design standards of all City departments. (*Planning and Development*)

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*)

3. This Petition of Vacation shall be revised to retain a 20-foot-wide City of Las Vegas Sewer easement, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation. (*Public Works*)

4. This Vacation Application may be recorded in phases; the Order of Vacation for the right-of-way portion of this application in the Barden Road alignment shall not record until issues related to utility service alignments have been resolved to the satisfaction of the City Engineer. (*Public Works*)

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated the applicant's intent is to incorporate these Government Patent Reservations and right-of-way into adjacent property for future development. This property is not currently in use and will not result in reduced traffic handling capacity for the area, nor any landlocked parcels. Staff recommended approval, subject to the conditions.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicants. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on June 6, 2001.

(11:27 - 11:30) 4 - 1510

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ITEM

ACTION

**VAC-0006-01 - COREY AND SALLY
MORLEY, AND WILLIAM AND BARBARA
PIPES**

APPROVED

5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study. *(Public Works)*

6. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot-wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

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ACTION

C.

NON-PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - Z-0071-99(4) - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 7,019 SQUARE FOOT RETAIL BUILDING on a 0.99 acre site located on the south side of Craig Road, approximately 400 feet east of Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Provide a five-foot wide planter along the eastern property line, for this pad site only, if the not-a-part parcel to the east is not included in this development. Should the owner of this development purchase the not-a-part parcel, subsequent approvals for that site may include a redesign of this landscape area.
3. A signage plan for all free-standing and wall signage for the entire commercial center shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
4. Conformance to Ordinance No. 5302 (Standards for Utility boxes and installations).
5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall utilize 'shoe-box' fixtures and downward-directed lights.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

**Motion carried with Gordon abstaining inasmuch as the principals of the applicant are partners of his firm in a shopping center.
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this building will be consistent with the overall commercial development as approved by the City Council in January of 2000 under Site Development Plan Review [Z-0071-99(1)]. The signage should be in conformance with the signage plan for all freestanding and wall signs for the overall center. The landscaping plan as submitted will meet the intent of the Urban Design Guidelines with a recommended condition regarding landscaping. Staff recommended approval, subject to the conditions.

VICKY TROY, Total Scope, 528 Goldhill Road, Henderson, Nevada, appeared to represent the applicant. She concurred with staff's conditions.

This is final action.

(11:30 - 11:32) 4 - 1590

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ACTION

**ABEYANCE - Z-0071-99(4) - CRAIG
MARKETPLACE, LIMITED LIABILITY
COMPANY**

APPROVED

6. A landscaping plan shall be submitted prior to the issuance of a Certificate of Occupancy.

Public Works

7. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

8. Site development to comply with the recommendations of the approved Traffic Impact Analysis and approved Drainage Study and all applicable conditions of approval for Zoning Reclassification Z-71-99, the Craig and Tenaya (Commercial Subdivision) and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

C-2.

ABEYANCE - Z-0020-97(31) - UNIVERSITY OF NEVADA LAS VEGAS FOUNDATION

Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District sidewalk requirement FOR A PROPOSED 1.04 ACRE PARKING LOT at the southwest corner of Palomino Lane and Tonopah Drive (APN's: 139-32-803-001 through 004), PD (Planned Development) Zone, Ward 5 (Weekly).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining inasmuch as his firm owns a drug store within the vicinity. (Littlefield excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the March 22, 2001 Planning Commission meeting in order to work on some design and landscape issues. The revised parking lot proposed layout includes all angle parking with a one-way circulation and is an appropriate layout design for this site. The landscape plan does not depict the full eight-foot wide landscape areas as required along the side and rear property lines under the Medical District guidelines. However, because appropriate alternatives have been proposed, including a five-foot wide planter with a three-foot high decorative wall immediately adjacent to the parking lot, staff finds the landscaping plan will be appropriate for this proposed parking lot. Staff recommended approval, subject to the conditions.

ROBERT LEWIS, Land Design Professionals, Inc., 309 West Lake Mead Drive, Suite A, Henderson, Nevada, appeared to represent the application. He concurred with staff's conditions.

This is final action.

(11:32 - 11:34) 4 - 1650

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ACTION

**ABEYANCE - Z-0020-97(31) - UNIVERSITY
OF NEVADA LAS VEGAS FOUNDATION**

APPROVED

Public Works

5. Dedicate a 15-foot radius on the southwest corner of Palomino Lane and Tonopah Drive.

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

7. Provide a 20' public sewer easement along a portion of the southern edge of this site for an existing public sewer line prior to the issuance of any permits.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

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ACTION

D.

DIRECTOR'S BUSINESS ITEMS:

D-1.

TA-0008-01 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.04, Table 2 - Land Use Tables, to add "Printing and Publishing" as a Special Use Permit in the C-2 (General Commercial) Zoning District.

**Gordon -
STRICKEN**

**Unanimous
(Galati and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda.

(6:25 - 6:26) 1- 700

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D-2.

TA-0009-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.10.010 Table 1 Parking Requirements to differentiate the parking standard for general retail greater than 25,000 square feet and general retail less than 25,000 square feet.

STAFF RECOMMENDATION: Staff recommends the following changes to Title 19A:

1. Delete from Title 19A.10 Table 1, Parking Requirements, General Retail Store, Other Than Listed.
2. Add to Title 19A.10 Table 1, Parking Requirements, General Retail Store less than 25,000 square feet and require that parking be provided at 1 space for every 175 square feet of floor space.
3. Add to Title 19A.10 Table 1, Parking Requirements, General Retail Store greater than 25,000 square feet and require that parking be provided at 1 space for every 250 square feet of floor space.

**Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Gordon and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this request is to increase the parking requirements for retail shopping centers with less than 25,000 square feet. Staff is becoming increasingly aware that the vast majority of these small retail commercial centers will entertain tenants that are high parking need users. Most of the small centers are approved as shell buildings with no tenants accounted for. The parking for these centers is based on the standard of one per 250 square feet of retail space. The vast majority come in with the bare minimum. However, as tenant space is filled with higher need tenants, such as beauty salons and restaurants, the retail center doesn't have enough parking. The result is a Variance request to reduce the amount of parking required for the overall center.

Therefore, staff recommended the following changes to Title 19A:

1. Delete from Title 19A.10 Table 1, Parking Requirements, General Retail Store, Other Than Listed.
2. Add to Title 19A.10 Table 1, Parking Requirements, General Retail Store less than 25,000 square feet and require that parking be provided at 1 space for every 175 square feet of floor space.
3. Add to Title 19A.10 Table 1, Parking Requirements, General Retail Store greater than 25,000 square feet and require that parking be provided at 1 space for every 250 square feet of floor space.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(11:34 - 11:35) 4 - 1740

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D-3.

TA-0010-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.04.050 Auto Paint and Body Repair Shop (C-2) to eliminate the current condition for approval and replace it with revised conditions for approval.

STAFF RECOMMENDATION: Staff recommends the following changes to Title 19A:

1. Delete from Title 19A.04.050, Special Use Permits, Auto Paint and Body Repair Shop, the existing condition.

2. Insert in Title 19A.04.050, Special Use Permits, Auto Paint and Body Repair, the following conditions for approval:

AUTO PAINT & BODY REPAIR SHOP [C-2]

a. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

b. All disabled or wrecked vehicles shall be stored in an area which is screened from view from surrounding properties and adjoining streets.

c. Openings in service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

**Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Gordon and Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this request is to allow auto paint and body shops as a stand alone use by Special Use Permit in the C-2 [General Commercial] Zoning District. A stand alone auto paint and body repair shop will not be anymore intrusive to surrounding areas than one would be if it was in conjunction with the car dealership. The City Council should be given discretionary power to approve by Special Use Permit an auto paint and body repair shop.

Staff recommended the following changes to Title 19A:

1. Delete from Title 19A.04.050, Special Use Permits, Auto Paint and Body Repair Shop, the existing condition.

2. Insert in Title 19A.04.050, Special Use Permits, Auto Paint and Body Repair, the following conditions for approval:

AUTO PAINT & BODY REPAIR SHOP [C-2]

a. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

b. All disabled or wrecked vehicles shall be stored in an area, which is screened from view from surrounding properties and adjoining streets.

c. Openings in service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

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d. All repair work shall be performed within an enclosed building. Outdoor hoists shall be prohibited.

e. Repair facilities shall close all doors and windows when performing body and fender work, hammering, sanding or other noise-generating activities.

f. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all federal, state, and local regulations.

g. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

h. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

d. All repair work shall be performed within an enclosed building. Outdoor hoists shall be prohibited.

e. Repair facilities shall close all doors and windows when performing body and fender work, hammering, sanding or other noise-generating activities.

f. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all federal, state, and local regulations.

g. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

h. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(11:35 - 11:37) 4 - 1820

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D-4.

TA-0011-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.06.030, 19A.06.040, 19A.06.110, and 19A.18.050 to require cross-sections to be submitted with a development application for any site with a natural grade above 4%.

STAFF RECOMMENDATION: APPROVAL.

**Truesdell -
APPROVED
Unanimous
(Gordon and Littlefield excused)**

CHRIS GLORE, Planning and Development, stated Title 19A does not require Site Development Plan Review applications to include illustrative materials, such as cross sections for proposed changes to existing grades. On a number of occasions residential commercial development involves a substantial alteration of natural grade and because no information on the proposed grade changes was provided prior to Tentative Map application, there was limited opportunity for the City to address concerns of adjacent property owners in this regard. Substantial alteration of existing grade can affect both actual and perceived issues with adjacent property owners in regard to impacts and quality of life. For any development site with a natural grade slope of 4%, an application requirement for cross section should be added to Title 19A.

Staff recommended the following changes to Title 19A: Amend Title 19A.06.030.e, 19A.06.040.c, and 19A.06.110.c to require the following:

A cross section is required for any development site with a slope of natural grade above 4%. Each cross section must extend a minimum of 100 feet beyond the limits of the project and each property line boundary showing the location and finished floor and elevations of adjacent structures shows the maximum grade differentials and includes the elevations in the existing and proposed conditions.

Staff also recommended amending Title 19A.18.0905.g, to require a cross section for any development site with a slope with a natural grade above 4%.

Staff recommended approval.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(11:37 - 11:39) 4 - 1870

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E.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:39 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/lo

LINDA OWENS, DEPUTY CITY CLERK